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Lead Local Flood Authority

Date 17/12/2025

Sam Whitehouse
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Sam

DC/25/1269: Land North of Guildford Road Bucks Green Rudgwick West Sussex Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access.

Thank you for your re-consultation regarding the above application, received on the 3rd of December 2025. We have reviewed the additional submission made by the applicant following my previous comments dated the 4th of November 2025.

In my previous comments I confirmed that I was now satisfied that sufficient information had been submitted by the applicant to lift my earlier objection, and I recommended a number of conditions be applied should planning permission be granted. Those comments (dated 4th November 2025) still stand, and I have no further comments to add.

I have included the conditions I recommended below, for ease of reference:

Prior to, or in conjunction with, the submission of each Reserved Matters application for the development hereby permitted, details of a scheme for the disposing of surface water by a means of sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in full in accordance with the approved details prior to first use of the development. The submitted details shall:

- Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed Sustainable drainage system and the measures taken to prevent pollution of the receiving surface waters.
- Demonstrates that the proposed surface water drainage system does not surcharge in the 1 in 1 critical storm duration, flood in the 1 in 30 plus climate change critical storm duration or the 1 in 100 critical storm duration,
- Demonstrates that any flooding that occurs when taking into account climate change for the 1 in 100 critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF.

The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- a timetable for its implementation,
- details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
- a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF.

Yours sincerely

Duncan Keir
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application:

- Paul Basham Associates Letter (Ref: 145.5008/20102025/FRA) Dated 20/10/2025.
- Exceedance and Overland Flow Plan: (Ref: 145.5008.0510 Rev P01) Dated (10/2025)
- Preliminary Drainage Strategy Sheets 1 and 2 (Ref: 145.5008.0504 Rev P02)
- Flood Risk Assessment and Drainage Strategy (Paul Basham Associates Rev 2 10/06/2025)