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Lead Local Flood Authority

Date 28th November 2025

Nicola Pettifer
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Nicola,

RE: DC/25/1019 – Land To The West of Shoreham Road Small Dole West Sussex

Thank you for your reconsultation on the above site, received on 14th November 2025. We have reviewed the application as submitted and wish to make the following comments:

Following the submission of the additional information, our concerns have been adequately addressed, as the revised modelling and topograph indicate surface water will be adequately managed on site. The requested amendments to the basin easement and alignment of the report figures with the supporting documents have been completed. We therefore have **no objection, subject to conditions**:

Condition 1

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 in accordance with the approved drainage strategy and discharge rates as contained within the approved and revised Flood Risk Assessment/Drainage Strategy BR31013-JNP-XX-XX-RP-C-1001 P05 dated 16/10/2025. The scheme shall 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 and Policy 38 in Horsham District Planning Framework.

Condition 2

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 and Policy 38 in Horsham District Planning Framework.

Condition 3

Prior to first use of the development a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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 and Policy 38 in Horsham District Planning Framework.

Advisory

We would advise that the existing watercourses are cleared of all silt, vegetation and debris to hard bed level, to ensure optimum capacity and fall gradient. This should be completed in compliance with the Land Drainage Act 1991.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team

Annex:

Documents considered as part of this response:

BR31013-JNP-XX-XX-RP-C-1002 REV P01 16/10/2025
BR31013 JNP 92 XX DR C 2001 P05 - Proposed Drainage Strategy
BR31013 JNP 92 XX DR C 2002 P05 - Exceedance Flow Routing
BR31013 JNP 92 XX DR C 3000 P01 - Typical Drainage Details
BR31013-JNP-92-XX-RP-C-1000-P05 FRA - including Appendices