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Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Matthew Porter
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Date 30th November 2025

Dear Matthew,

RE: DC/25/0894 – Land to the south of Broadbridge Way, Broadbridge Heath, West Sussex

Thank you for your reconsultation on the above site, received on 21st 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. We therefore have **no objection, subject to conditions**:

Condition 1:

Prior to commencement of the development, detailed designs of a surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the approved Flood Risk and Drainage Report by Markides Associates, P02, 2nd May 2025; Technical Note by Markides Associates, P04, 29th October 2025 and Proposed Drainage Strategy by Markides Associates, P03, 21st November 2025. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

1. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change). Hydraulic calculations and detailed construction drawings shall be used to demonstrate this.
2. Detailed drainage layout plan, which corresponds with the hydraulic calculations.
3. An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
4. Evidence that the surface water drainage system meets the four pillars of SuDS/Standard 4-7 of the National Standards for SuDS.
5. Construction method statement for the surface water drainage system.

6. Maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the phase.

Reason: To ensure the design meets the National Standards for SuDS and does not increase flood risk elsewhere.

Condition 2:

Prior to first use of the development, a verification report shall be submitted to and approved by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built in accordance with the agreed scheme, and that any variations or defects are appropriately addressed.

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 Local Planning Policy.

The applicant should note that for future sites, we locally require the National S

Yours sincerely,

Eleanor Read
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