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West Sussex
PO19 1RH



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

Lead Local Flood Authority

Date 1st September 2025

Dear Nicola,

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

Thank you for your consultation on the above site, received on 11th August 2025. We have reviewed the application as submitted and wish to make the following comments.

This is an outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access.

At present we **object** to the application as some further information is required. Please could the following be addressed:

- 1) The topographic survey provided is not clear for the watercourse along the southern boundary of the site, which it is proposed to discharge to (see below example). We require a more comprehensive topographic survey with top of bank and bed levels. Please ensure any existing and proposed structures are clearly marked with invert levels and pipe diameters. In particular, this should include the culvert(s) immediately upstream to the East and the proposed outfall headwall. This will enable us to ensure a gravity connection from the site is feasible and to assess flood risk more accurately.

- 2) There appears to be high groundwater levels at some points at the site, and exceedance within the system during the 1:100 plus climate change event. These factors cause a concern regarding finished floor levels and exceedance flows, particularly in the northern residential area. Please provide a plan showing the depth and extent of exceedance within the 1:100 plus climate change event overlaid on the site plan.
- 3) The proposed basin does not appear to have a sufficient easement for access of 3m, and its proximity to the proposed pumping station is a contamination concern during significant flood events. A revision to the layout should be considered. We are aware this is an outline application, however it needs to be demonstrated there is space for necessary attenuation and easements within the site.
- 4) The drainage strategy states the impermeable area is 0.804ha, however the drainage plan has 0.84ha including a 10% allowance for urban creep. Please can any revisions be made to ensure consistency.
- 5) Similarly, the correct allowance for climate change (45%) has been utilised for the drainage calculations, however the drainage strategy states an allowance of 40% has been employed. Please can this be amended to ensure consistency.

ADVISORIES

- Any responses should follow the recently updated National Standard for SuDS (July 2025)
- Attention is directed to 6.8 of the above in particular, as dual purpose swales are proposed in the drainage strategy, these will need to comply with the SuDS standards and the relevant Biodiversity Net Gain guidance.

Upon receipt of the above we will be in a position to comment further.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex:
Documents considered as part of this response:

Flood Risk Assessment and Drainage Strategy Rev P03 03/04/25
Reference: BR31013-JNP-XX-XX-RP-C-1001 P01