

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 17th July 2026

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

Dear Nicola,

RE: DISC/26/0085 - Land At 509354 126590 Hilland Road Billingshurst West Sussex RH14 9HN

Thank you for your reconsultation on the above site, received on 26th June 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an application for Approval of details reserved by condition 5 to approved application DC/25/0458 (surface water drainage).

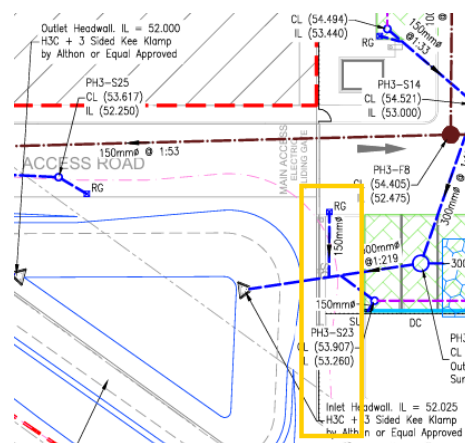
We previously requested the further **additional information**, and following review of the updated documents our revised comments are in [blue](#)

1. We require further information regarding the discharge point, connectivity and capacity of the receiving system. A CCTV survey from the proposed point of connection to the point of discharge to open watercourse is required. This is to ensure that the receiving system has capacity for the Phase 3 works, as well as the already constructed development.

[The Applicant advised in their technical note that this was provided at the pre-application stage. For clarity, pre-application advice is given without prejudice and any documentation to support a substantive application must be made available on the public portal for the specific application in question. We note the survey now provided, which meets this requirement. As an advisory, this survey was completed in 2021 and therefore we would recommend cyclical maintenance is undertaken on the system if this has not been recently done, prior to any further connections being established.](#)

2. We require a drawing with the connectivity and capacity of the surface water network from proposed outfall to open watercourse.
This has been addressed
3. Calculations for surcharged outfall.
This has been addressed
4. Construction drawings of surface water drainage network, sustainable drainage components and flow controls (including cross sections).
The provided drawings are labelled 'preliminary' (not for construction). At discharge of conditions stage we require 'for construction' drawings to be provided, please update accordingly
5. Construction method statement – while we note the comment in para 1.6, this is not adequate information for a discharge of condition application.
This has been adequately addressed
6. Maintenance easements must be clearly shown on drawings.

Please can the Applicant confirm if the land to the west of the red line boundary is under their control? It is noted that the boundary curtails the maintenance buffers for the basins. There is also a constriction at the below point in yellow (which will be less of a concern if access is available to the rest of the basin, as above):



7. It is unclear whether winter groundwater levels have been considered in the design of the basins.
This has been adequately addressed
8. The redline boundary on the technical drawings provided with this application differ from that of the original application and the stated boundary for this application, both of which include the access road heading northwards from the vicinity of basin 2 towards the main site entrance. Please can the Applicant confirm if the construction details of this road are covered by another application, and if so the relevant planning reference(s).

As such, pending responses to numbered points 4, 6 and 8 the above we are currently **unable to recommend the discharge of Condition 5.**

Upon receiving a formal reconsultation request from the LPA, when any further information is submitted, we will review our comments and provide an updated response.

Yours sincerely,

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

Annex

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

- Technical Note 40: Response to LLFA Comments by Motion, 08/06/2026