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West Sussex
PO19 1RH



Lead Local Flood Authority

Kate Turner
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Date 20/07/2026

Dear Kate,

RE: DC/26/0835 Land North Of The Rise Partridge Green West Sussex RH13 8JB

Thank you for your consultation on the above site, received on 30th June 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a Reserved matters application for the appearance, landscaping, layout and scale for 55 residential dwellings and associated infrastructure pursuant to outline planning permission ref DC/22/0301 for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access.

Please note these comments relate only to surface water drainage in connection to condition 13 of APP/Z3825/W/23/3324144 dated 27 May 2025. No comment is made on Condition 21 at this stage, as this is a post construction condition.

At present, we **object and require additional information regarding:**

1. Evidence of the Applicant's conformity with Standard 1, Priority 1 of the National Standards for SuDS (collection for non-potable use), as West Sussex is classified as a water stressed area.
2. The Drainage Statement provided references a Desk Study, Site Investigation & Risk Assessment Report produced by Southern Testing Laboratories Ltd, please may we be provided with a copy for review
3. Basin capacity volumes differ in the drainage strategy drawing to the provided calculations, please can these be checked and amended as necessary.
4. Has the presence of a watercourse in the central South to North vegetated area been discounted? The topographic survey is marked as abandoned in this corridor due to dense vegetation, however historic mapping indicates a field boundary which may have had a ditch connecting to the wider watercourse network. Please can this be investigated if necessary and confirmed/discounted, as any watercourses must be retained including their connectivity.

5. Please provide evidence that the encroachment of the surface water flood risk does not impact the capacity of the attenuation basins. Like for like storage for flood risk will need to be provided where any loss of storage occurs. If the risk of flooding from the north has been considered in the design of the basins please provide supporting details.
6. Please provide updated calculations accounting for a surcharged outfall. If water levels are unknown, please utilise top of bank level.
7. We would ask that the drainage strategy drawing be updated to confirm the outfall headwall will not encroach into the flow profile of the receiving watercourse. If this is not to be the case, as an advisory the applicant will need to review our Ordinary Watercourse Consent guidance: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

We will review this objection when the issues highlighted above are adequately addressed and we are formally reconsulted. When preparing any further documents to address the above comments, we recommend clearly highlighting where amendments have been made.

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;

- Foul and Surface Water Drainage Statement MAPART/2510074 - 24 April 2026
- Drainage Management And Maintenance Plan: MAPART/25100747 – 17 April 2026