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County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Alice Johnson
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Date 7th August 2026

Dear Alice,

RE: DC/26/0913 – Land East of Oaklands, Henfield Road, Cowfold, West Sussex

Thank you for your consultation on the above site, received on 27th July 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an outline planning application for a phased development of approximately 40 residential dwellings, vehicular access, car parking, landscaping, open space and other associated works and infrastructure. All matters reserved except for access, pitches/plots; public open space; landscaping, and associated infrastructure.

Note for case officer: Please note that there is a surface water flow path through the site, which may trigger the Sequential Test.

Following a documents submitted, we have **no objection** to this application, subject to the following 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 principles of the approved Flood Risk Assessment by GTA Civils & Transport Limited, 18th May 2026, First Issue. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

1. The results of detailed infiltration testing in accordance with BRE Digest 365 in locations where the highest recorded groundwater levels show a 1m unsaturated zone from the base of infiltration features is achievable. Where infiltration is not viable, surface water runoff rates will be attenuated to 4.9 l/s/ha, based on paragraph 5.7 of the Flood Risk Assessment and Drainage Strategy.

2. Evidence that the surface water drainage system complies with the National Standards for SuDS for the management of everyday rainfall (Interception)
3. Details of all existing and proposed watercourses and sewers, including any proposed discharge points.
4. 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 submitted to demonstrate this.
5. Detailed drainage layout plan, which corresponds with the hydraulic calculations. This shall have supporting detailed design drawings including cross sections.
6. An exceedance flow routing plan demonstrating no increase in surface water flood risk off site. The plan must include proposed levels and flow directions.
7. Evidence that the surface water drainage system meets Standard 4-6 of the National Standards for SuDS.
8. Construction method statement for the surface water drainage system and any ordinary watercourses within or adjacent to the site.
9. Site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development.
10. Finished ground floor levels of residential properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme).
11. Details of surface water flood mitigation described in section 4 of the FRA and Drainage Strategy.

Condition 2:

Prior to occupation 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 approved details, and that any variations or defects are appropriately addressed. Details for any appointed management company shall be provided.

Informative:

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex Lead Local Flood Authority. It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely,

Eleanor Read
Flood Risk Management Team

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