

Our Ref: 19711
Planning Ref: DISC/26/0103

02 September 2026

West Sussex County Council
Lead Local Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

APPROVAL OF DETAILS RESERVED BY CONDITION 11 TO APPROVED APPLICATION DC/20/0695

FAO Mrs Natalie Biddulph,

In response to the comments received from the West Sussex County Council Lead Local Flood Authority dated 14th June 2026, in relation to the discharge of detail reserved by Condition 11 of the Outline Planning Permission, Ref. DISC/26/0103, please find enclosed our responses.

- **CV Value**
A CV value of 1 has been applied within the 'Simulation Settings'. However, we note the software's default value of 0.75 was unchanged from the 'Design Settings'. For completeness, updated calculations are enclosed with the CV value of 1 applied to the 'Design Settings'.
- **Climate Change**
A Climate change allowance of 40% has been applied in accordance with the approved Flood Risk Assessment (dated March 2020), associated Addendum 1 and 2 (both dated May 2020), prepared by Odyssey, under Outline application DC/20/0695 and Drainage Strategy Technical Note, associated Addendum (dated July 2024) prepared by Odyssey, under Reserved Matters application DC/24/0249.
- **Hydrological Region**
The 'Pre-development Discharge Rate' & 'Pre-development Discharge Volume' sections of the calculations are generated by default within the software, as part of the simulation settings. These functions have not been utilised, as the development site discharge rates are in accordance with the approved rates within the documents/permissions reference above; therefore, these sections of the calculations have been omitted.
- **Drainage Areas Plan**
Please find enclosed 'SK009 Drainage Areas Plan'.

- **Temporary Flow Control for Plots 1-2**
Comment no longer applicable, as the condition discharge is to include the full site.
- **Outfall Watercourse Invert Levels**
Invert levels of the outfall watercourses have been added to drawing 'SK003 Levels & Drainage Strategy'.
- **Headwalls Ordinary Watercourse Consent**
All proposed headwalls are designed & to be constructed so that they do not protrude into a flow channel; therefore, they do not require Ordinary Watercourse Consent (site-specific advice received from WSCC LLFA via email dated 13.05.2026). Notation added to 'SK003 Levels & Drainage Strategy'.

Enclosed supporting documents as follows:

- *Woods Hardwick report 'Flood Risk Assessment and Drainage Strategy - Rev B'*
- *Woods Hardwick drawing '19711-RFSH-SK003 Levels & Drainage Strategy'*
- *Woods Hardwick calculations '19711-Network 1_SW_020926' & '19711-Network 2_SW_020926'*

We trust the above/enclosed information now meets the requirements of Condition 11 to enable discharge by the Lead Local Flood Authority.

Yours Sincerely



Peter Kennerley
Director
for WOODS HARDWICK LTD