



Sophie Moore
Local Planning Authority Name
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Lead Local Flood Authority
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Date 21 April 2026

Planning Reference: **DISC/26/0059**

Site Address: **Denver Storage Okehurst Lane Billingshurst West Sussex RH14 9HR**

Planning Description: **Application for Approval of Details Reserved by Condition 3, 4, 5, 6, 7, 8, 9, 10, 11,12 to approved application DC/22/1458.**

Dear Sophie,

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Drawing: Site Layout – Proposed Drainage And Levels, prepared by The Civil Engineering Practice, dated 04 February 2025, Ref: 101, Rev: A
- Report: Interim Drainage Maintenance and Management Plan, prepared by The Civil Engineering Practice, dated 10 February 2025, Ref: 23516
- Drawing: Construction Details, prepared by The Civil Engineering Practice, dated January 2025, Ref: 501
- Drawing: Construction Details, prepared by The Civil Engineering Practice, dated January 2025, Ref: 502
- Statement: Method of Construction Statement and Working Method Statement V1.0

The LLFA have reviewed the documents submitted in relation to Conditions 6 and 7, as they relate to drainage. For reference, Condition 6 and 7 are worded as follows:

6 - Pre-Commencement Condition: Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, Drainage Statement including Flood Risk by The Civil Engineering

Practice, 10th November 2023, version 1.2 and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policy 38 in the Horsham District Planning Framework and Policy BILL 16 of the Billingshurst Neighbourhood Plan (2021)

7 - Pre-Commencement Condition: The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include: I. a timetable for its implementation, II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38 in the Horsham District Planning Framework and Policy BILL 16 of the Billingshurst Neighbourhood Plan (2021).

We are pleased to see that the information provided meets the requirements of conditions 6 and 7 of application DC/22/1458 and we are therefore able to **recommend that conditions 6 and 7 are discharged.**

Yours sincerely,

Flood Risk Management Team
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