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Lead Local Flood Authority
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Date 5th October 2026

Planning Reference: DISC/26/0103

Site Address: Rascalls Farm Shipley Road Southwater Horsham West Sussex
RH13 9BG

Planning Description: Approval of details reserved by conditions 6, 9, 11, 12 to
approved application DC/20/0695

Dear Kate

Thank you for your reconsultation on the above site, received on 21st September
2026. Please find our updated comments below in [blue](#)

- Updated calculations including a Cv Value of 1 throughout in line with best practice, and the appropriate upper end allowance for climate change in the 1% annual exceedance rainfall event, (which is currently 45% for the catchment). It is also noted that hydrological region 1 has been selected for the greenfield calculations, this should be 7 for this area.

[We are aware that the applicant wishes to rely upon the parameters approved at reserved matters stage, which is acceptable.](#)

[At present we cannot locate details of onward connectivity for the northerly discharge watercourse within the earlier applications, if this could please be provided or we could please be advised where this is located for completeness for this application.](#)

- A plan that shows the contributing impermeable area of the development which drains to the elements of the drainage scheme being considered in this application (we presume likely that which is served by the attenuation crate beneath the temporary parking), Please provide supporting calculations for the proposals in that area, with the amendments as above.

[We understand that the Applicant has now amended their submission to request a discharge of condition for the full site and we are content to consider the scheme as a whole on that basis.](#)

- We will need details of how the maximum flow will be temporarily controlled to an appropriate rate for the two plots in question and associated impermeable areas that are subject to this partial discharge application, with supporting calculations. If a temporary orifice plate is proposed, please update the drawing notes with the diameter accordingly.

We understand that the Applicant has now amended their submission to request a discharge of condition for the full site and we are content to consider the scheme as a whole on that basis.

- Please also update the drawing with invert levels of the outfall to the watercourse, and hard bed levels to demonstrate there is appropriate fall. There should also be call out notes to advise if the headwall is subject to ordinary watercourse consent, or if this is not required (see further guidance here: [Ordinary watercourse land drainage consent - West Sussex County Council](#))

We have reviewed the updated call out notes and these are acceptable to satisfy this point.

Upon receipt of the above clarification on point one we will be in a position to comment further.

Yours sincerely

Natalie Biddulph
Flood Risk Management Team

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Annex

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

- Woods Hardwick Response to LLFA Dated 02/09/2026
- Risk Assessment and Drainage Strategy December 2025 Rev B 02/09/2026