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Lead Local Flood Authority

Date 30th June 2026

Matthew Porter
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Dear Matthew

RE: DISC/26/0161 Old Clayton Boarding Kennels Storrington Road Washington West Sussex RH20 4AG

Thank you for your consultation on the above site, received on 9th June 2026. We have reviewed the application as submitted and wish to make the following comments.

This application is for the Approval of Details Reserved by Conditions 4 (Construction Environmental Management Plan) , 9 (foul water disposal), 10 (detailed surface water drainage), 11 (drainage components and construction method) and 12 (finished floor levels) to approved application DC/23/0701 (Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn)).

The LLFA have reviewed the documents submitted in relation to Conditions 10 and 11, as they relate to surface water drainage. For reference, Conditions 10 and 11 worded as follows:

10 Pre-Commencement Condition: *Notwithstanding details previously submitted, no development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme and shall be designed so as to prevent the discharge of water onto the public highway. The surface water drainage scheme shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such. Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).*

11 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. This shall be informed by additional groundwater monitoring and infiltration testing. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment & Drainage Strategy by Paul Basham Associates, 19th April 2023, rev 3 and FRA Addendum by Paul Basham Associates, 20th June 2024, rev 2, and remain 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 ensure the flood risk is adequately addressed for each new dwelling and not increased to comply with NPPF and Policy 38 of the Horsham District Planning Framework (2015)Policy 38.*

We have concerns that the submitted information does not meet with the requirements above and the proposal has potential to increase the risk of flooding elsewhere or to the proposed development.

We **require additional information** on:

1. Full groundwater monitoring report
2. Full infiltration testing report
3. Full supporting microdrainage calculations for the submitted design

As such, we are **unable to recommend the discharge of Conditions 10 and 11 at this time**, as there is currently insufficient evidence to confirm the submitted scheme is in accordance with the previously approved plans.

Upon receiving a formal reconsultation request from the LPA, when any further information is submitted, we will review our comments and provide an updated response.

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;

- DRAINED AREAS AND SITE INVESTIGATION LOCATIONS: 500-01, REV A
- STANDARD CONSTRUCTION DETAILS: 501-02, REV A
- STANDARD CONSTRUCTION DETAILS: 501-01, REV B
- DRAINAGE LAYOUT: 502-01, REV C
- SURFACING AREAS AND FLOOD FLOW ROUTES: 506-01, REV A