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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 30/06/2026

Sam Whitehouse
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sam,

RE: DC/25/2087 Thakeham Tiles Ltd Rock Road Storrington RH20 3AD

Thank you for your reconsultation on the above site, received on 18th June 2026. We have reviewed the revised application as submitted and wish to make the following comments.

For completeness, we previously requested the below information:

- 1. A revised existing drainage plan, illustrating:*
 - a) Onward connectivity of the watercourses being utilised for the two discharge locations.*
 - b) Any existing drainage features to be retained post development (if applicable)*
- 2. A catchment plan detailing which areas of the site are to drain to which attenuation features.*
- 3. Revised calculations including the correct 1:100 plus climate change allowance for peak rainfall this catchment (currently 45%) and utilising FEH 2022. We will need to see the microdrainage calculations for the output for the critical result by maximum level for 1 in 100 plus appropriate allowance for climate change.*
- 4. It is noted from figure 4 of the Applicant's flood risk assessment that in some site areas the sequential approach to location of development in relation to surface water flood risk has not been followed. This should be considered with regard to the site layout, as there are currently properties proposed in surface water flow path areas.*

These matters have now been sufficiently addressed in the updated documents provided and as such we **have no objection** to the application as submitted, subject to the following conditions:

1. Prior to or in conjunction with the submission of the Reserved Matters application for the development hereby permitted, details of a scheme for the disposing of surface water by a means of sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority in accordance with the

approved drainage strategy and discharge rates as contained within the approved Flood Risk Assessment/Drainage Strategies dated 13th November 2025 and inclusive of addendum dated 02nd June 2026. The scheme shall be implemented in full in accordance with the approved details prior to first use of the development. The submitted details shall:

- I. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed Sustainable drainage system and the measures taken to prevent pollution of the receiving surface waters.
- II. Demonstrates that the proposed surface water drainage system does not surcharge in the 1 in 1 critical storm duration, flood in the 1 in 30 plus climate change critical storm duration or the 1 in 100 critical storm duration,
- III. Demonstrates that any flooding that occurs when taking into account climate change for the 1 in 100 critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF, National Standard for SuDS and Local Policy 38

2. 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:
 - IV. a timetable for its implementation,
 - V. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
 - VI. 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, National Standard for SuDS and Policy 38.

3. Prior to first use of each phase of the development a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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, National Standard for SuDS and Policy 38.

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;

- Design note title: Drainage Strategy Addendum Document reference: 37212-STN-XX-XX-TN-C-0001-P01 Date: 2 June 2026
- PROPOSED DRAINAGE STRATEGY PLAN 37212-STN-XX-XX-DR-C-2200 Rev P02

