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West Sussex
PO19 1RH

Lead Local Flood Authority

Date 18/11/2026

Alice Johnson
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Alice,

RE: **DC/26/0933 Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green**

Thank you for your reconsultation on the above site, received on 05th November 2026. We have reviewed the further information submitted and wish to make the following comments (previous comments addressed in blue).

1. *The drawing currently states that the connection levels are subject to on site investigations during construction. Please can the connection level be confirmed and the drawing updated at this stage. It is also noted that the climate change allowance annotation states 40%, for completeness please correct to 45% (see below extract).*
   These matters have been satisfactorily addressed.

2. *We will also require evidence of agreement to connect to, and upsize, the existing culvert from the asset owner in order to accept the additional flow from this development (as the discharge connection point is outside of the redline boundary).*
   The Applicant has confirmed that the onward system is an ordinary watercourse (culverted at this location), which on review is accepted by the LLFA. Therefore the Applicant may connect here, however as stated in their submission Ordinary Watercourse Consent (OWC) will be required from us as LLFA. This can be applied for at any time and prior planning consent is not required. Please see our online guidance for more information:
   Ordinary watercourse land drainage consent - West Sussex County Council
   The Applicant may need additional permissions from WSCC Highways, as the proposed connection location is within the public highway boundary.

We now have **no objection** to the development as proposed, subject to the following conditions:

1) The approved Drainage Strategy and Flood Risk Assessment *P25-1183 – FRA & DSR* as updated by technical note *P25-1183/TN003* (Issue 02 23/10/2026 including updated drainage layout *P25-1183 01 Rev P03*) shall be implemented in full prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained as approved throughout the lifetime of the development.

Reason: To ensure drainage provisions meet the National Standards for Sustainable Drainage Systems and do not increase flood risk on or off site, and to comply with NPPF and Local Planning Policies.

2) Prior to commencement of the development, a proportionate surface water drainage scheme construction method statement shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be constructed in accordance with the approved construction method statement, approved FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure drainage provisions meet the National Standards for Sustainable Drainage Systems and do not increase flood risk on or off site, and to comply with NPPF and Local Planning Policies.

3) The development hereby approved shall not be first occupied until a site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development in accordance with National Standards for Sustainable Drainage Systems have been submitted to and approved in writing by the Local Planning Authority. This shall include the name and contact details of any appointed management company.

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

4) The development hereby approved shall not be first occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built and is operating in accordance with the approved details *P25-1183 01 Rev P03.* If the verification report indicates that the drainage system is not built and/or operating as intended, within three months, a scheme of modification/rectification shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the modification/rectification scheme shall be implemented in full in accordance with a timetable to be set out in the scheme.

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team

Annex

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

- Technical Note: Flood Risk Assessment & Drainage Strategy P25-1183/TN002 Issue 02 29/10/2026
- Technical Note: Flood Risk Assessment & Drainage Strategy P25-1183/TN003 Issue 01 29/10/2026