

**Eleanor Read**

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Tessa Starmer  
Starbuild Limited  
Beechover House  
Springfield Lane  
Colgate  
West Sussex  
RH12 4TA

2<sup>nd</sup> July 2025

Dear Tessa,

**WSCC-719750830 – The Copse, Worthing Road, Horsham, West Sussex, RH13 9AT**

WSCC Flood Risk Management Team Level 2 Pre-Application Advice has been sought for a 1.47ha site in Horsham District. The application will be for the 25 dwellings. These comments are written based on the application being a full application.

Following a meeting on 18<sup>th</sup> June 2025, I have the following comments to make:

1. There is a surface water flow path through the site, which the applicant has modelled. As we only received the modelling report on 25<sup>th</sup> June we have not had time to review this. We will provide comments on it in due course.  
(Please note I'm on leave between 3<sup>rd</sup> and 8<sup>th</sup> July so we won't be able to review it during that period).
2. A surface water pumping system is being used. As discussed, further investigation into whether a connection to the watercourse by gravity should be explored.
3. A drawing showing what SuDS features are draining which area is required.
4. As discussed, the rates in 5.2 don't match the 3.3 l/s mentioned elsewhere. Greenfield rates must be followed.
5. We discussed using the sequential approach to create the site layout which we support as this will ensure the most vulnerable uses are outside of the areas at highest flood risk. We'd suggest using overlaying the surface water flood risk map with the layout, this will also aid the planners at HDC.
6. As discussed, we will require details of the culvert.
7. An updated cross section showing the interaction between the tank and basin is required.
8. The high groundwater levels must be considered when designing the storage, to ensure there is capacity for surface water in storage features.

9. For the pedestrian walkways in the green space, we'd suggest the use of clear span bridges to avoid additional use of culverts. If the bridges are clear span it is then unlikely they will require ordinary watercourse consent as there would be no obstruction to the flow of the watercourse.
10. The watercourses within the site and boundaries will need a 3m easement from the top of both banks for maintenance purposes. The applicant is reminded that the landowner (riparian owner) must maintain all watercourses now and as the development progresses, to ensure flood risk is not increased elsewhere.
11. The WSCC Policy for the Management of Surface Water does not exist any more. Please follow national policy, guidance and standards as well as any supporting local SPDs.
12. When submitting documents to the Local Planning Authority, please ensure the following are submitted/followed:
  - Flood Risk Assessment assessing all sources of flooding (further guidance can be found here: [Flood risk assessments: applying for planning permission](#) ).
  - SuDS Proforma and Validation Checklist-says what calculations are required for full applications [Flood Risk Management: Pre-application advice - West Sussex County Council](#)
  - Drainage Strategy, including an assessment of 4 pillars of SuDS (water quality, water quantity, biodiversity and amenity). The layout must demonstrate the volume of storage can be achieved in the layout, and that there is enough room for all SuDS features (3m easements around basins with off road parking for maintenance required for SuDS features).
  - Calculations must follow up to date requirements.
  - High level assessment of the maintenance of any SuDS features and structures and who will be adopting these features for the lifetime of the development.
  - Drawing showing minimum 3m easement from top of both banks of all watercourses/ditches, showing how the watercourses are connected to the wider network, and any culverts/features etc.
  - The updated National standards for SuDS will need to be followed.

We are happy to review the FRA and Drainage Strategy again before it is submitted. Please send it over when it is ready and we will provide further comments. We will also send the modelling comments when they are ready.

Yours sincerely,

Eleanor Read  
**Flood Risk Management Team**

**Documents reviewed for this letter and the meeting:**

Flood Risk Assessment by Price & Myers, May 2025, revision 1