West Sussex County Council - Planning Consultation Response

To: Horsham District Council **Date:** 12 October 2026

FAO: Matthew

From: WSCC - Lead Local Flood Authority

LPA Reference: DISC/26/0336

Location: Old Clayton Boarding Kennels

Storrington Road

Washington

Pulborough

West Sussex

RH20 4AG

Proposal: Application for Approval of Details Reserved by Conditions 28 (SuDs vertification) and 37 (SuDs survey) of approved application DC/23/0701 (Demolition of existing kennels and cattery buildings/structures, and existing dwellings. 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).

Date of Site Visit: N/A

Recommendation: ~~Advice / No Objection /~~ Objection ~~/ More Information / Modification / Refusal <Delete as Appropriate>~~

West Sussex County Council (WSCC), in its capacity as the Lead Local Flood Authority (LLFA), has been consulted on the above proposed development in respect of surface water drainage.

The following is the comments of the LLFA relating to surface water drainage and flood risk for the proposed development and any associated observations, recommendations, and advice.

Dear Matthew

Thank you for your consultation on the above site, received on 7th October 2026. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 28 (SuDs verification) and 37 (SuDs survey) of the approved application DC/23/0701.

The LLFA have reviewed the documents submitted in relation to Conditions 28 an 37, as it relates to drainage. For reference, Condition 28 is worded as follows:
Prior to the first occupation (or use) of the development hereby permitted, a verification report demonstrating that the SuDS drainage system for that phase has been constructed in accordance with the approved design drawings shall be submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.
For reference Condition 37 is worded as follows:

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 11. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

We have concerns that the submitted information does not meet the condition wording. We provide the following technical review for your consideration.

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

- OLD CLAYTON KENNELS, STORRINGTON DRAINAGE VERIFICATION REPORT., Patterson Reeves & Partners, 2nd October 2026,
- SuDS Verification Report, Paul Basham associates, 28/09/26 and revision 2.

We **require additional information** on:

1. The approved diagram from the discharge of condition 11 is for a different area of the site than the drainage diagram found within DISC/26/0336 application
2. Appendix B is also missing from the SUDS verification report can this please be submitted for review

As such, we are **unable to recommend the discharge of Condition 28 or 37**.

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,

Alice Gibbs
Flood Risk Management Team
FRM@westsussex.gov.uk

Sustainable Drainage Systems (SuDS)

The FRA and Drainage Strategy for this application proposes that sustainable drainage techniques (permeable paving, swales, attenuation basins with a restricted outfall to the watercourse) would be used to control the surface water from this development.

In the spirit of SuDS implementation, and in line with policies XXXX within the West Sussex Lead Local Flood Authority Policy for the Management of Surface Water, betterment for surface water systems on the new developments should be sought. This could include retention at source through rain gardens, permeable paving, swales or bioretention systems. SuDS

landscaping significantly improves the local green infrastructure provision and biodiversity impact of the developments whilst also having surface water benefits.

This application may be subject to review by the District Council Drainage Engineer to identify site specific land use considerations that may affect surface water management and for a technical review of the drainage systems proposed.

The disposal of surface water via infiltration/soakaway should be shown to have been investigated through an appropriate assessment in consultation with the District Drainage Engineer.

All works to be undertaken in accordance with the LPA agreed detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles.

The maintenance and management of the SuDS system should be set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs.

Please note that Schedule 3 of the Flood and Water Management Act 2010 has not yet been implemented and WSCC does not currently expect to act as the SuDS Approval Body (SAB) in this matter.

Alice Gibbs
Flood Risk Management Team