

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 27/05/2026

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

Dear Alice,

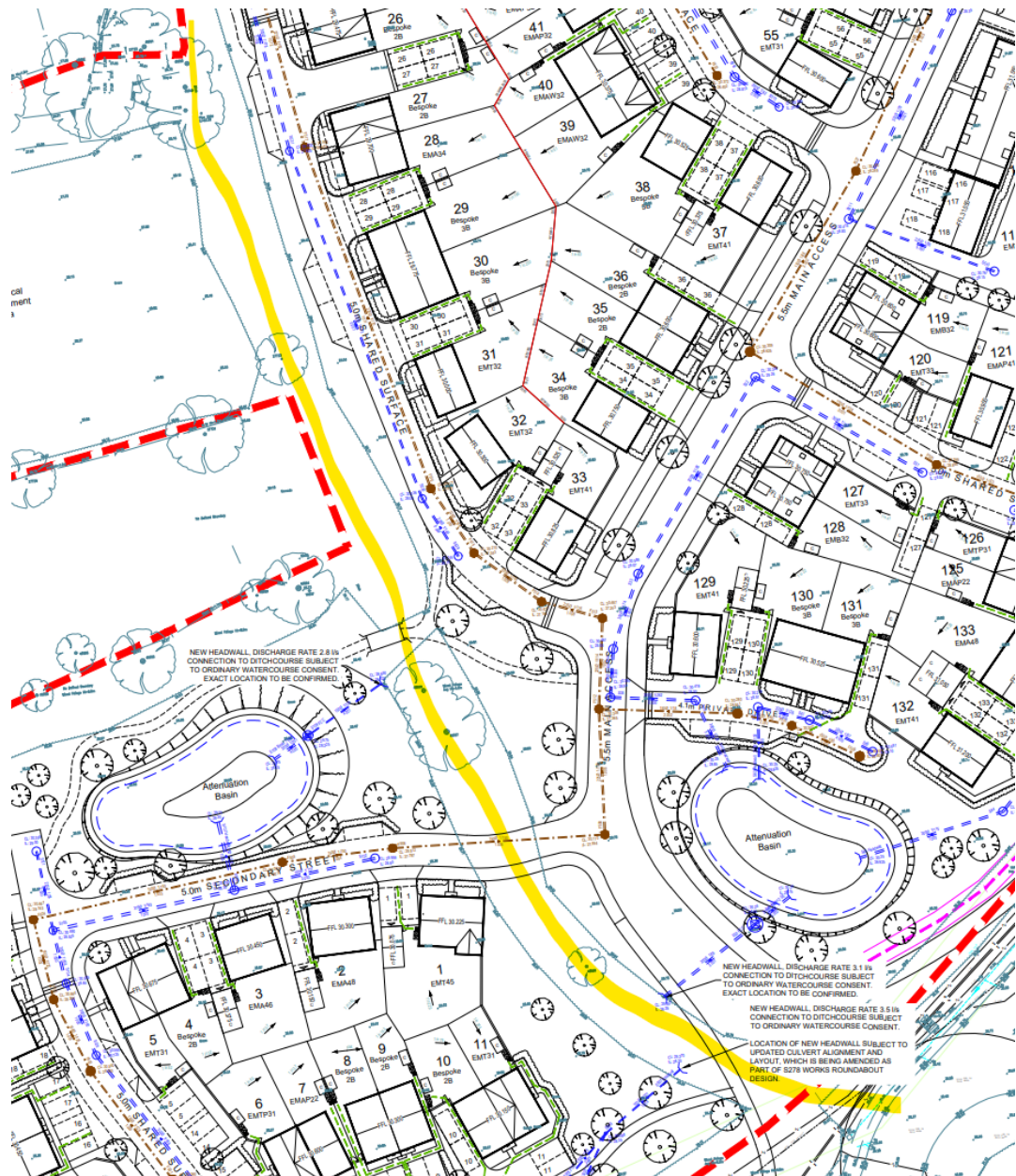
RE: DC/26/0592 Land at Lower Broadbridge Farm Billingshurst Road Broadbridge Heath Horsham West Sussex RH12 3LR

Thank you for your consultation on the above site, received on 6th May 2026. We have reviewed the application as submitted and wish to make the following comments.

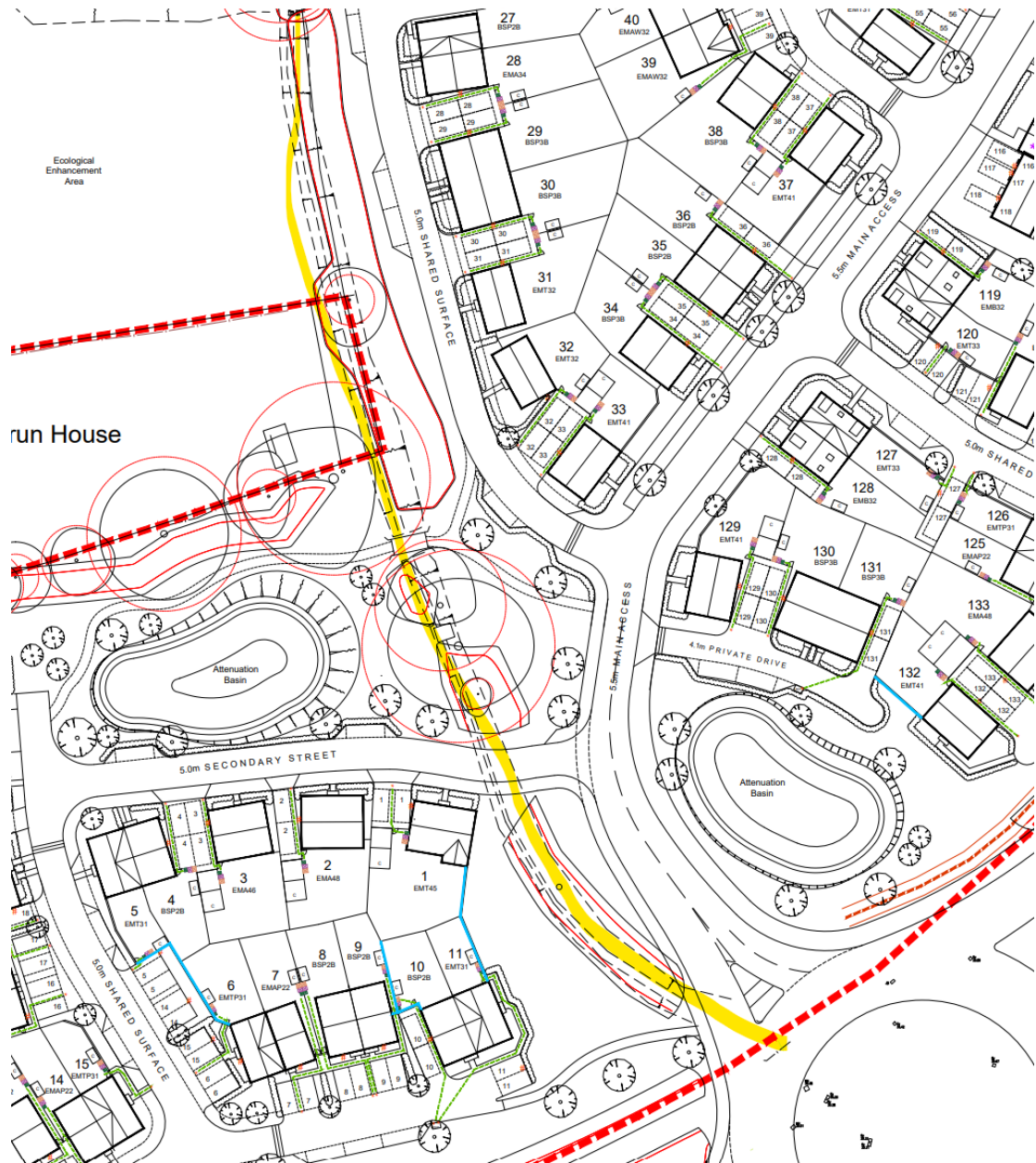
This is a Reserved matters application for the erection of 133 dwellings following approval of outline application DC/22/1052 as amended by DC/25/1886, relating to appearance, landscaping, layout and scale.

We object and require additional information regarding:

1. Evidence of the Applicant's conformity with Standard 1, Priority 1 of the National Standards for SuDS (collection for non-potable use), as West Sussex is classified as a water stressed area.
2. Please could we be provided with an updated drainage strategy layout, inclusive of the following. There appear to be a headwall to basin (S528) seemingly not in the bank, and the discharge headwall for this basin may be outside the redline boundary:
 - a. A 3m easement buffer illustrated for each watercourse bank top and attenuation basin bank top.
 - b. Hard bed levels for all watercourses on site
 - c. Confirmed headwall locations with invert levels and labelling confirming right to utilise the bank if outside the redline boundary
 - d. Any structures, including any culverting required for access purposes, subject to Ordinary Watercourse Consent to be labelled if applicable (see below advisory note).
 - e. An exceedance route plan (this can be a separate document if required)
 - f. We also note there will be amendments to the existing watercourse, please ensure the plan includes the updated course as proposed:

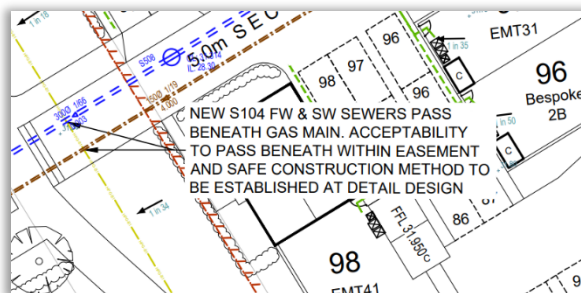


(from drainage layout with watercourse marked in yellow)



(from detailed site layout)

3. Confirmation of the below having been resolved, as this may affect the drainage layout if the easement is not feasible:



4. Please provide winter drainage calculation results (utilising a cv of 1 as has been correctly applied by the Applicant to the summer values)

5. Further information is required as to how the CIRIA pollution indices will be adequately mitigated against (in accordance with Standard 4 of the National standards for SuDS). The Applicant states the below in their submission, which we would need to be confirmed/resolved as this may affect layout and materials used:

5.1.6 Based on Table 8, the site is classified as Low pollution hazard level due to the presence of only residential traffic and driveways – although the number of traffic movements from the 133 properties will need to be assessed against the Low pollution hazard index criteria.

*5.1.7 Some roads are proposed as block paving and **may** utilise permeable paving as required to reduce the pollution index, **if required**, prior to discharge to the watercourse.*

We will review this objection when the issues highlighted above are adequately addressed and we are formally reconsulted. When preparing any further documents to address the above comments, we recommend clearly highlighting where amendments have been made.

Advisory

It is recommended that the Applicant reviews the LLFA's guidance regarding consentable activities prior to any application for Ordinary Watercourse Consent being submitted (details of how to apply also at the link below):

[Ordinary watercourse land drainage consent - West Sussex County Council](#)

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;

- W24149-PER-XX-XX-RP-C-00001 Date: 30/03/2026 Revision: P3 (inclusive of appendices A-G)