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Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Matthew Porter
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Lead Local Flood Authority

Date 28/09/2026

Dear Matthew,

RE: DC/26/1168 Land North of Melton Drive Storrington West Sussex

Thank you for your reconsultation on the above site, received on 22nd September 2026.

We have reviewed the above application for an access road followed by 56 dwellings and have the following comment to make.

We reviewed the following documents:

- OUTLINE DRAINAGE STRATEGY: P25017_R4_REV2
- SOAKAWAY TESTING, PAGES 82-128: P25017_R2
- SOAKAWAY TESTING, PAGES 69-81: P25017_R2
- SOAKAWAY TESTING, PAGES 65-68: P25017_R2
- SOAKAWAY TESTING, PAGES 1-64: P25017_R2
- DRAINAGE CONSULTANT IN REPOSE TO THE LLPA COMMENTS

We have an **no objection** to this application however we have the following comments to make

Condition 1: (Surface Water Drainage/SuDS)

Prior to commencement of the development, detailed designs of a surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the principles of the approved OUTLINE DRAINAGE STRATEGY: P25017_R4_REV2 and FLOOD RISK ASSESSMENT: P25017_R3_REV2. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

1. The results of detailed infiltration testing in accordance with BRE Digest 365 in locations where the highest recorded groundwater levels show a 1m unsaturated zone from the base of infiltration features is achievable. Where infiltration is not viable, surface water runoff rates will be attenuated to greenfield runoff rates which would need defining based on the proposed impermeable area, as stated within 4.3. Standard 2: Management of everyday rainfall of the Land south of Northlands Lane: Outline Drainage Strategy P25017_R4_REV2 April 2026.

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.

Condition 2: (SuDS Verification Report and Management)

The development hereby approved shall not be first occupied/brought into use 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 listed in **Condition 1**. 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 County Planning Authority. Thereafter, the modification/rectification scheme shall be implemented in full in accordance with a timetable to be set out in the scheme. Details for any appointed management company shall be provided.

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.

Informatives:

If any proposed outfall to a watercourse is required that will affect the flow or existing bank profile, Ordinary Watercourse Consent may be required separately from any planning consent from the Lead Local Flood Authority, please refer to our guidance: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

The Lead Local Flood Authority have recently updated their SuDs Guidance – we would strongly recommend the applicant uses this when preparing any documents for reserved matters/discharge of conditions: [Sustainable drainage systems - West Sussex County Council](#)

The flood compensation must be provided at reserved matters and follow EA guidance. To ensure that flood risk is not increased elsewhere, this attenuation storage must be provided in addition to the attenuation volume required to restrict runoff to greenfield rates and volumes.

Yours sincerely,

Alice Gibbs

Flood Risk Management Team

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