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**Lead Local Flood Authority
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Date 25 August 2026

Planning Reference: **DISC/26/0243**

Site Address: **Land at Cobwood Burnthouse Lane Cowfold West Sussex**

Planning Description: **Application for Approval of Details Reserved by Condition 8 (Surface Water Drainage) to approved application DC/23/2172.**

Dear Sophie,

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Report: Drainage Conditions discharge Reporting, prepared by Calibro, dated 22 July 2026, Ref: 25-387-70. Rev: 03
- Report: Construction Method Statement - Water, prepared by Calibro, dated 22 July 2026, Ref: 25-387-70. Rev: 02

The LLFA have reviewed the documents submitted in relation to Condition 8, as it relates to drainage. For reference, Condition 8 is worded as follows:

8: Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (07/03/24) and Response to LLFA comments dated February 2024 and Drawing Preliminary Drainage Strategy by PFA Consulting, rev A, dated 07/03.24 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Policy 38 in Horsham District Planning Framework.

Condition 8 requests construction drawings of the surface water drainage network and associated sustainable drainage components. Drawings have been provided but these are not construction level drawings. Current drawings are labelled as “For Planning” and “For Information”.

It is noted that an Outline Method Statement has been provided as a construction contractor has not yet been appointed. Condition 8 specifically requests a Construction Method Statement to be submitted and agreed prior to the commencement of the development.

As such, **we are unable to recommend the discharge of Condition 8.**

Reason

To prevent flooding in accordance with National Planning Policy Framework Section 18: Policies F7, F8, N2(1e), by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing this objection if the following issues are adequately addressed.

1. Updated drawings should be provided of all sustainable drainage features and they should be as Construction level stage.
2. A full Construction Method Statement should be provided as required by the wording of Condition 8.

Yours sincerely

Flood Risk Management Team