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PO19 1RH



Sam Whitehouse
Development Control
Albery House
Springfield Road
Horsham
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Lead Local Flood Authority

Date 15th September 2026

Dear Sam,

RE: DC/26/1186 – Land North of Rectory Lane, Ashington, West Sussex

Thank you for your consultation on the above application received on 25th August 2026.

This is an outline application for redevelopment of the site to provide up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure with all matters reserved except access.

For transparency, the Lead Local Flood Authority provided pre-application advice for this site.

Following a review of the application submitted, we have no objection to this application and would recommend the following conditions:

Condition 1 (Surface Water Drainage):

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 Flood Risk Assessment and Drainage Strategy by C&A Consulting Engineers, July 2026, revision A. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

1. Surface water runoff rates will be attenuated to the rates in Table 3/Appendix G, based on the proposed impermeable area
2. Evidence that the surface water drainage system complies with the National Standards for SuDS for the management of everyday rainfall (Interception)
3. Details of all existing and proposed watercourses and sewers, including any proposed discharge points.
4. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change). Hydraulic calculations and detailed construction drawings shall be submitted to demonstrate this.

5. Detailed drainage layout plan, which corresponds with the hydraulic calculations. This shall have supporting detailed design drawings including cross sections.
6. An exceedance flow routing plan demonstrating no increase in surface water flood risk off site. The plan must include proposed levels and flow directions.
7. Evidence that the surface water drainage system meets Standard 4-6 of the National Standards for SuDS.
8. Construction method statement for the surface water drainage system and any ordinary watercourses within or adjacent to the site.
9. Site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development.
10. Finished ground floor levels of residential properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme).

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 Policy.

Condition 2 (SuDS Verification Report and Management):

The development hereby approved shall not be first occupied 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 under **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 Local 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,

Eleanor Read

Flood Risk Management Team

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