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Lead Local Flood Authority

Date 09th March 2026

Sophie Moore
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sophie

RE: DISC/26/0037 Land North of Little Potters Potters Green Station Road Cowfold

Thank you for your consultation on the above site, received on 17th February 2026. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 3,4,5,6,7,8,9,11,12,13,14,15,16 to approved application DC/24/0982.

The LLFA have reviewed the documents submitted in relations to Condition **5** and **13**, as they relate to drainage. For reference, Conditions 5 and 13 are worded as follows:

5 Pre-Commencement Condition: Prior to the commencement of development, construction drawings of the surface water drainage network including topographical plans and cross sections, associated sustainable drainage components and flow control mechanisms, including inlet and outlet elements, a construction method statement, and a planting proposal shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall include the detailed design for a suitably landscaped attenuation basin. The scheme shall then be constructed as per the agreed Flood Risk Assessment and Drainage Strategy Rev D (dated 5th November 2024) 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 Planning Authority.

13 Pre-Occupation Condition: The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

The details of the scheme to be submitted for approval shall include: i. a timetable for its implementation, ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect, iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

We have concerns that the submitted information does not currently meet with NPPF, PPG or the local planning policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

We **require additional information** as below:

Condition 5:

1. Please can the Applicant confirm why a CV value of 0.9 has been utilised, which is a deviation from the accepted rate of 1 approved under DC/24/0982. Alternatively please file amended calculations with a CV value of 1.
2. Please provide a cross section technical diagram for the LEAP facility's construction.
3. Please can the Applicant clarify that all design drawings will remain as stated at the 'for construction' stage as we note these are planning RIBA stage 3 (which is acceptable if there will be no changes)

Condition 13:

1. For clarity please add "see table A1" to the below section of the table B1 contained within 15478-TUL-XX-XX-RP-C-91113:

Adoptable Drainage (Section 104)					
Drainage network	--	--	Sitewide	Vehicular access roads and communal soft landscaping	Maintenance tasks and frequency are by AWIN for all S104 adoptable drainage.
Dry detention basin			Communal area	Communal soft landscaping	
Hydrobrake chamber			Outlet from detention basin		

2. The maintenance schedule should include the replacement frequency for obsolescence of the hydrobrake system (as remedial maintenance).

Advisories

1. The proposed outlet MHS13 Detail headwall design cross section and outlet design layout (both detailed on Adoptable Drainage Details Sheet 2 Rev P03) do not appear to match. The drainage layout shows a headwall then a short stretch of open ditch which connects to the existing ditch. However the headwall design in MHS13 suggests that the headwall would **protrude beyond the**

existing bank profile and into the flow channel of the receiving watercourse. That proposal would require Ordinary Watercourse Consent. We would suggest avoiding locating the headwall beyond the existing bank profile, to remove the requirement for Ordinary Watercourse Consent. For further details on structures which require and do not require Ordinary Watercourse Consent, please see:

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

2. The attenuation basin is designed to hold a depth of water up to 2.5m in the most extreme flood event scenario, which is above the recommended maximum in the CIRIA SuDS manual (2m).
3. The latest standards state an allowance of 10% for urban creep should be used, however the stated 6% has been allowed in this instance due to this being agreed within the previously approved drainage strategy.

As such, pending responses to the above we are currently **unable to recommend the discharge of Conditions 5 and 13.**

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,

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;

- Condition 5 Statement S15478-TUL-XX-XX-RP-C-91105 Issue 01 30/01/2026
- Condition 13 Statement 15478-TUL-XX-XX-RP-C-91113 Issue 01 23/01/2026
- Infodrainage Drainage Calculation 13/06/2025
- Drainage Layout Sheet 1 15478-TUL-XX-00-DR-C-51101 P01
- Drainage Layout Sheet 2 15478-TUL-XX-00-DR-C-51102 P01
- Drainage Layout Sheet 3 15478-TUL-XX-00-DR-C-51103 P01
- Drainage Layout Sheet 4 15478-TUL-XX-00-DR-C-51104 P01
- Surface Water Exceedance Route Plan 15478-TUL-XX-00-DR-C-52201 P01
- Adoptable Drainage Manhole Schedule 15478-TUL-XX-00-DR-C-67101 P01
- Private Drainage Manhole Schedule 15478-TUL-XX-00-DR-C-67102 P01
- Detention Basin Landscaping M384-207 P4
- Adoptable Drainage Details Sheet 1 15478-TUL-XX-XX-DR-C-65001 P03
- Adoptable Drainage Details Sheet 2 15478-TUL-XX-XX-DR-C-65003 P03
- Adoptable Drainage Details Sheet 3 15478-TUL-XX-XX-DR-C-65004 P02

- Adoptable Drainage Details Sheet 4 15478-TUL-XX-XX-DR-C-65005 P02
- Private Drainage Details Sheet 1 15478-TUL-XX-XX-DR-C-66001 P03
- Private Drainage Details Sheet 1 15478-TUL-XX-XX-DR-C-66002 P02
- Existing and Proposed Levels Plan 250003-A-P-G7-10 P01
- Civil Engineering General Notes 15478-TUL-XX-00-DR-C-91001 P02
- Longitudinal Sections - Road 1 Sheet 1 15478-TUL-XX-XX-DR-C-61001 P02
- Longitudinal Sections - Roads 1 & 3 Sheet 2 15478-TUL-XX-XX-DR-C-61002 P02
- Longitudinal Sections - Roads 2 & 3 Sheet 3 15478-TUL-XX-XX-DR-C-61003 P01
- Longitudinal Sections – Road 4 Sheet 4 15478-TUL-XX-XX-DR-C-61004 P01
- Longitudinal Sections - Roads 5 & 6 Sheet 5 15478-TUL-XX-XX-DR-C-61005 P01