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Northleigh
County Hall
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West Sussex
PO19 1RH

Lead Local Flood Authority

Date 27/10/2026

Sam Whitehouse
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sam,

RE: **DC/26/0266 Thakeham Mushrooms Storrington Road Thakeham Pulborough West Sussex RH20 3DY**

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

We understand that the Applicant is in ongoing discussion with the relevant landowner surrounding the outfall proposed outside the redline boundary.

It will be a matter for the LPA to determine that there is sufficient assurance that a viable surface water drainage scheme can be delivered, either through this revised proposal or the original discharge option (which remains an alternative, subject to our prior concerns being addressed). This will ensure that paragraph 1.6 of the National Standards for SuDS is met.

Subject to the above outstanding matter being resolved we have **no objection** to the application as submitted. Should the LPA be minded to approve the application, the approval should be subject to the following conditions:

Condition 1:
Prior to commencement of the development, a proportionate surface water drainage scheme and construction method statement, in general accordance with the approved Drainage Strategy and Flood Risk Assessment (**case officer to add once outfall resolved**) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include, but not be limited to:

- An approved surface water outfall arrangement which can be secured for the lifetime of the development, including details of any necessary easements over third party land.
- A “for construction” drawing detailing all easements, levels, pipe diameters, outfall details and any associated drainage infrastructure.

- Details of any Ordinary Watercourse Consent required and evidence that the consents can be obtained
- SuDS construction method statement, following industry recognised guidance referred to in the National Standards for Sustainable Drainage Systems.

The scheme shall thereafter be constructed in accordance with the approved construction method statement, approved FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

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:
The development hereby approved shall not be first occupied/bought into use until a site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development in accordance with National Standards for Sustainable Drainage Systems have been submitted to and approved in writing by the Local Planning Authority. This shall include the name and contact details of any appointed management company.

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.

Condition 3:
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 scheme as approved 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.

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.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following additional and revised documents have been reviewed, which have been submitted to support the application;

- Offsite Drainage Connection 2505500-SK11 Rev B
- Applicant Drainage Connection Letter 26/10/2026