

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 20th April 2026

Nicola Pettifer
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Nicola,

RE: DISC/26/0085 - Land At 509354 126590 Hilland Road Billingshurst West Sussex RH14 9HN

Thank you for your consultation on the above site, received on 23rd March 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an application for Approval of details reserved by condition 5 to approved application DC/25/0458 (surface water drainage).

For transparency, this application has had pre-application advice from the LLFA.

It is noted that this application solely covers the access road. We believe the remainder of the site covered in the full planning application will come forward at a later stage.

The LLFA have reviewed the documents submitted in relations to Condition 5 it relates to drainage. For reference, Conditions 5 is worded as follows:

Pre-Commencement Condition 5: 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, Flood Risk Assessment and Drainage Strategy by Motion, 03/07/2025, issue Final_v2 and Outline Drainage Strategy by Motion, 17/09/2025, revision P03 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.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF, Policy 38 of the Horsham District Planning Framework (2015) and National Standards for SuDS

We support the use of the swale and attenuation basins. We are supportive of the rainwater harvesting proposals for the EVM (although not part of this application).

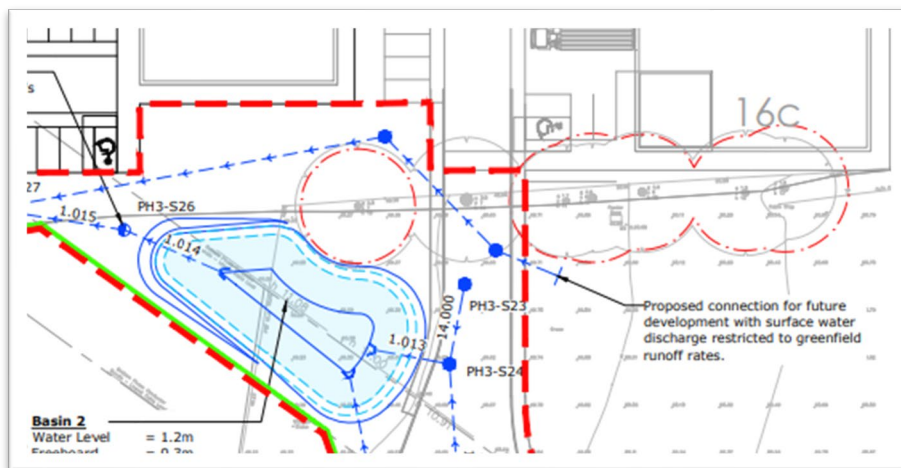
We have concerns that the submitted information does not currently meet with NPPF, PPG or the local planning policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

We **require additional information** as below (please note, several of these comments were raised during pre-app):

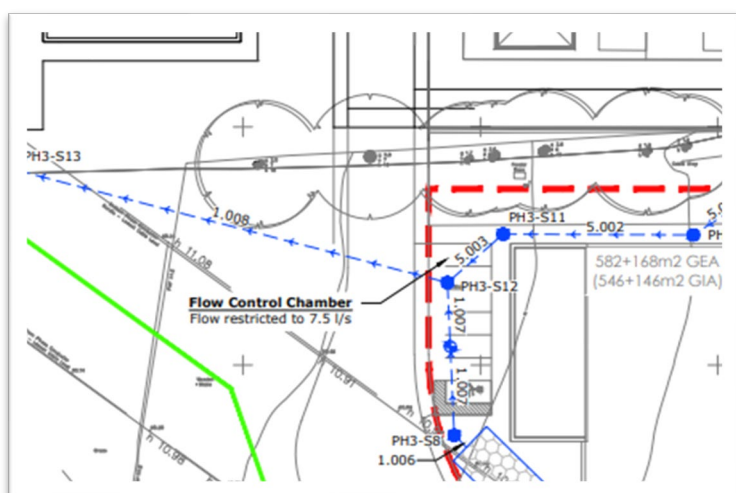
1. We require further information regarding the discharge point, connectivity and capacity of the receiving system. A CCTV survey from the proposed point of connection to the point of discharge to open watercourse is required. This is to ensure that the receiving system has capacity for the Phase 3 works, as well as the already constructed development.
2. We require a drawing with the connectivity and capacity of the surface water network from proposed outfall to open watercourse.
3. Calculations for surcharged outfall.
4. Construction drawings of surface water drainage network, sustainable drainage components and flow controls (including cross sections)
5. Construction method statement – while we note the comment in para 1.6, this is not adequate information for a discharge of condition application.
6. Maintenance easements must be clearly shown on drawings.
7. It is unclear whether winter groundwater levels have been considered in the design of the basins.

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

It is essential that drawings correspond with each other across the site. It is noted that the proposed connection for future development surface water sewer is proposed to be routed through existing trees in this drawing, while the outline application for that area shows the proposed connection for future development to be routed where the basins are being constructed under this application.



From DISC/26/0085



From adjacent outline application

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,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

- Technical Note 36: Phase 3 Attenuation Basin and Swale by Motion, 10/03/2026