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Lead Local Flood Authority

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

Date 17/04/2026

Dear Nicola,

RE: DC/26/0033 Land South of Billingshurst Business Park (Phase 3) Stane Street Billingshurst West Sussex RH14 9HN

Thank you for your reconsultation on the above site, received on 15th April 2026. We have reviewed the revised documents as submitted and wish to make the following comments.

Following a review of the documents submitted, we have **no objection** to this application, subject to the following conditions:

- 1) 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 Flood Risk Assessment and Drainage Strategy - Technical Note 39: Phase 3 Units 17 & 18 Drainage 02/04/2026.
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 greenfield runoff rates
 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.
 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) or 150mm above ground level, whichever is the more precautionary.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraphs 181, 182 and 187 plus National SuDS Standards 1 to 7, by ensuring the satisfactory management of local sources of flooding 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.

- 2) Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to [**condition 1**]. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38 in the Horsham District Local Plan.

Advisory

We will need to see suitable evidence that the wider network is able to accept and manage the surface water discharge from this site at reserved matters stage.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team

Annex

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

- Technical Note 39: Phase 3 Units 17 & 18 Drainage Strategy 02/04/2026