

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 08th June 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 28th May 2026.

The LLFA have reviewed the updated documents available on the planning portal and would advise as follows (new comments in [blue](#))

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.
[We understand the Applicant has updated the calculations to a CV value of 1, please provide this on the HDC planning portal for review.](#)
2. Please provide a cross section technical diagram for the LEAP facility's construction.
[Please ensure the updated drawing 15478-TUL-XX-XX-DR-C-63002 is uploaded to the planning portal for review.](#)
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)
[This has been adequately addressed.](#)

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		

We are aware the Applicant has agreed to add the note as requested, please provide the updated document on the planning portal accordingly.

- The maintenance schedule should include the replacement frequency for obsolescence of the hydrobrake system (as remedial maintenance).
We would appreciate the suggested reinstatement, for guidance only, of the maintenance schedule within the document to assist any adopting body, and the manufacturer's suggested lifespan of the hydrobrake being included for clarity.

Upon receiving a formal reconsultation request from the LPA, (when the updated documents are available on the public portal as above), we will review our comments and recommend discharge of the conditions if appropriate.

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;

- Emailed update dated 03/06/2026