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Nicola Pettifer
Development Control
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Lead Local Flood Authority

Date 22nd September 2026

Dear Nicola,

RE: DC/26/1204 – Land at Campsfield, Lindfield Close, Southwater, West Sussex, RH13 9FR

Thank you for your consultation on the above application received on 1st September 2026.

This is an application for All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102.

It is understood that this application includes the details to discharge condition 5, which is worded as follows:

Pre-Commencement Condition: Prior to or in conjunction with the submission of each Reserved Matters application for the development hereby permitted, details of a scheme for the disposing of surface water by a means of sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved drainage strategy and discharge rates as contained within the approved Flood Risk Assessment/Drainage Strategy dated 07/04/2025 and additional appendices dated 01/07/2025. The scheme shall be implemented in full in accordance with the approved details and the National Standards for Sustainable Drainage Systems (June 2025) prior to first occupation of the development. The submitted details shall:

- Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed Sustainable drainage system and the measures taken to prevent pollution of the receiving surface water.
- Demonstrates that the proposed surface water drainage system does not surcharge in the 1 in 1 critical storm duration, flood in the 1 in 30 plus climate change critical storm duration or the 1 in 100 critical storm duration,
- Demonstrates that any flooding that occurs when taking into account climate change for the 1 in 100 critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes

For transparency, the Lead Local Flood Authority provided pre-application advice for this site.

We are very pleased to see smart water butts are proposed for this development, which will provide residents with recycled rainwater for watering gardens.

Following a review of the application submitted, we **require the following additional information:**

As mentioned in the pre-app we require the drawings to be for construction, rather than preliminary. We also do not appear to have the construction drawings for the key features of the drainage strategy.

We are supportive of the swale being used to discharge into the watercourse. We have noted the note on the drainage strategy “Exact location of watercourse to be confirmed” – as this is at reserved matters stage, where the layout is being set, the location of the watercourse needs to be on drawings.

A minimum 3m easement for both watercourses will be required, to ensure the riparian owner has maintenance access.

There are some discrepancies between the levels and pipe diameters in hydraulic calculations and the drainage layout – it is important these match.

While the report states that there is no flooding in the 010 year plus climate change event, the calculations demonstrate that there is some minor flooding at S4. We would suggest that the report is updated to cover this point.

While the report states that the interception calculations are included in Appendix D, we could not locate these. Please can they be provided. We would suggest submitting pages 16 to 17 in particular of the [New SuDS Strategy Templates](#) (using the major one). These were released after the pre-app. It is important to note that the basin area qualifies as contributing area.

We would suggest that the inclusion of the smart water butts should be included in the notes on the drainage layout, to ensure they are constructed.

The detailed design for the box culvert is required. This will require ordinary watercourse consent, which is separate to the planning process. It also ensures that there is safe access to the development.

The issues above may affect the layout of the site, therefore need to be resolved at this stage.

We have not reviewed the maintenance and management plan as this is covered by other conditions. We will require a more detailed maintenance and management plan when it is formally submitted.

The LLFA have the following SuDS Guidance which may assist: [Sustainable drainage systems - West Sussex County Council](#)

Note for LPA: We have not reviewed Standard 5 (Amenity) and 6 (Biodiversity) in full, as there are other statutory consultees with better expertise in these areas.

Yours sincerely,

Eleanor Read

Flood Risk Management Team

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