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**Lead Local Flood Authority
Ground Floor
Northleigh
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Chichester
West Sussex
PO19 1RH**

Date 04 February 2026

Planning Reference: **DC/25/2057**

Site Address: **Land North of Little Slaughterford Chapel Road Barns Green
West Sussex**

Planning Description: **Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.**

Dear Alice,

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Report: Flood Risk Assessment and Surface Water Drainage Statement | prepared by TD Wood Consulting | dated 23 September 2025 | Ref: 0018-B
- Correspondence: Southern Water Response | prepared by Southern Water | dated 22 January 2026 | Ref: DSA000050301
- Correspondence: Environment Agency Response | prepared by Environment Agency | dated 26 January 2026 | Ref: HA/2026/127389/01
- Drawing: Site Levels Strategy | prepared TS Wood Consulting | dated September 2025 | Ref: 0018.501
- Drawing: Surface Water and SuDS Drainage Strategy Exceedance Routing | prepared by TS Wood Consulting | dated September 2025 | Ref: 0018.403
- Correspondence: Planning Application Letter | prepared by SLR | dated 09 December 2025 | Ref: 433.000146.00001
- Drawing: Surface Water and SuDS Drainage Strategy | prepared by TS Wood Consulting | dated September 2025 | Ref: 0018.401 | Rev: C
- Drawing: Surface Water and SuDS Drainage Strategy Impermeable Areas | prepared by TS Wood Consulting | dated September 2025 | Ref: 0018/402

The applicant has provided a Flood Risk Assessment (FRA) and Drainage Strategy to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policy.

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning policy and we would **object** until such time that the details below are submitted for review.

Condition 1:

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, FRA & Drainage Strategy (Flood Risk Assessment and Surface Water Drainage Statement | prepared by TD Wood Consulting | dated 23 September 2025 | Ref: 0018-B) and Drawings (Surface Water and SuDS Drainage Strategy | prepared by TS Wood Consulting | dated September 2025 | Ref: 0018.401) and remaining 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 Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of Horsham Council.

Condition 2:

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Horsham Council.

Condition 3:

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (Flood Risk Assessment and Surface Water Drainage Statement | prepared by TD Wood Consulting | dated 23 September 2025 | Ref: 0018-B), this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Horsham Council.

Condition 4:

Prior to construction, a detailed design shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Lead Local Flood Authority for any proposed watercourse alteration that demonstrates the design is in strict accordance with the Land Drainage Act 1991 (culverting shall only be acceptable for access purposes). Details submitted for any proposed watercourse alteration must demonstrate there is adequate space for each watercourse to be naturalised and enhanced, that flood risk is suitably managed for all storms up to and include the 1% AEP (Annual Exceedance Probability) (1 in 100 year) plus climate change, that exceedance events of the channels do not impact the proposed development and that that they are easily maintainable and accessible. The details shall include long sections and cross sections of the proposed watercourses including details of any proposed crossings. The development shall be constructed in accordance with the approved plans. Prior to the first occupation of the development, a detailed maintenance and management plan for all watercourses on site shall be submitted to and approved in writing by the Local Planning Authority and adhered to for the lifetime of the development.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Horsham Council

Condition 5:

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification 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 [LPA to specify condition numbering]. 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 Policies of Horsham Council.

Yours sincerely

Flood Risk Management Team