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Lead Local Flood Authority

Date 30/06/2026

Sophie Moore
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sophie

RE: DISC/26/0178 Tesla Engineering Ltd, Water Lane, Storrington RH20 3EA

Thank you for your consultation on the above site, received on 12th June 2026. We have reviewed the application as submitted and wish to make the following comments.

This application is for Approval of Details Reserved by Conditions 8 (SuDS verification plan) and 9 (SuDS maintenance) to approved application DC/26/0470 (DC/25/0371).

The LLFA have reviewed the documents submitted in relation to Conditions 8 and 9, as they relate to drainage. For reference, Conditions 8 and 9 are worded as follows:

8 Pre-Occupation Condition: 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 Planning Framework.

9 Pre-Occupation Condition: The development hereby approved shall not be first 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: a) a timetable for its implementation, b) details of SuDS features and connecting drainage structures and maintenance requirement for each aspect c) 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. Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy 38 in the Horsham District Planning Framework.

We are pleased to see that the information provided in the verification reports and maintenance schedule provided meet the requirements of conditions 8 and 9 of application DC/26/0470, and we are therefore able to **recommend that conditions 8 and 9 are discharged.**

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;

- Surface Water Drainage Verification Technical Report Rev 0 - 29th May 2026.
- Evans and Langford verification report June 2026
- SuDS Maintenance Schedule 16185 June 2026