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Development Control
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Lead Local Flood Authority
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Date 19 May 2026

Planning Reference: DISC/26/0103

Site Address: Rascalls Farm Shipley Road Southwater Horsham West Sussex
RH13 9BG

Planning Description: Approval of details reserved by conditions 6, 9, 11, 12 to
approved application DC/20/0695

Dear Kate

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

- 19711-RFSH-5-500-A Section 278 General Arrangement
- 19711-RFSH-5-510 S104 General Arrangement
- 19711-RFSH-5-515 S38 Agreement Plan
- 19711-RFSH-5-600 Section 278 Site Clearance Plan
- 19711-RFSH-5-605-A Section 278 Levels and Drainage
- 19711-RFSH-5-610 Section 278 Surfacing Kerbing Signing and Lining
- 19711-RFSH-5-620 S38 Surfacing Kerbing Signing and Lining
- 19711-RFSH-5-630 PH1 Engineering Layout
- 19711-RFSH-5-640 PH1 External Finishes and Boundaries
- 19711-RFSH-5-705 Longsections - Sheet 1 of 3
- 19711-RFSH-5-706 Longsections - Sheet 2 of 3
- 19711-RFSH-5-707 Longsections - Sheet 3 of 3
- 19711-RFSH-5-710 S104 Manhole Shedules - Sheet 1 of 2
- 19711-RFSH-5-711 S104 Manhole Shedules - Sheet 2 of 2
- 19711-RFSH-5-720 S104 FWRM Details - Sheet 1 of 2
- 19711-RFSH-5-721 S104 FWRM Details - Sheet 2 of 2
- 19711-RFSH-5-910 Section 278 Construction Details - Sheet 1 of 2
- 19711-RFSH-5-911 Section 278 Construction Details - Sheet 2 of 2
- 19711-RFSH-5-915 S104 Construction Details
- 19711-RFSH-5-920 S104 Control Chamber Details
- 19711-RFSH-5-925 Private SuDS Details - Sheet 1 of 2
- 19711-RFSH-5-926 Private SuDS Details - Sheet 2 of 2
- 19711-RFSH-5-930 S38 Construction Details - Sheet 1 of 2

- 19711-RFSH-5-931 S38 Construction Details - Sheet 2 of 2

The LLFA have reviewed the documents submitted in relation to **Condition 11** as it relates to drainage. The LLFA has no comment on Conditions 6, 9 and 12 as these are not related to surface water flood risk or drainage. For reference, **Condition 11** is worded as follows:

No development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

We note that the recommendation is to partially discharge Condition 11 in relation to Plot 1 and 2. However, a supporting Surface Water Drainage Statement has not been provided as required by the wording of Condition 11. This is required to provide additional detail that ensures the proposed surface water drainage scheme is suitable for the development.

As such, we are **unable to recommend the discharge of Condition 11**.

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraph 180, 181 and 187 by ensuring the satisfactory management of local flood risk, 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.

We will consider reviewing our response if the following issues are adequately addressed:

1. An up-to-date Surface Water Drainage Statement needs to be provided.

Yours sincerely

Flood Risk Management Team