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West Sussex
PO19 1RH



Lead Local Flood Authority

Nicola Pettifer
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Date 23rd September 2026

Dear Nicola,

RE: DC/26/0954 - Land at 518017 129871 Athelstan Way Horsham West Sussex

Thank you for your consultation on the above site, received on 07th September 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a Full planning application for Residential development for 21no. 1, 2, 3 and 4 bedroom dwellings with associated parking, hard and soft landscaping at Land South of Athelstan Way, Horsham.

At present we **object** to the application as submitted, and require the following from the Applicant:

1. We note that the submitted drainage strategy (V.4) is dated 01.11.2024 (with appendix revisions updated at later stages), however national policy has been updated in the interim period from the below statement:

5	Proposed Drainage Strategy
5.1	SuDS Hierarchy
5.1.1	All options for the destination of run-off generated on site have been assessed in line with the SuDS hierarchy as set out in Building Regulations Part H document and DEFRA's Draft National Standards for SuDS.

Please can a fully updated strategy, clearly outlining compliance with each of the National Standards for SuDS (as per the requirements of the NPPF) be provided. This should include rainwater harvesting as per Standard 1 in particular, as we note this is currently discounted.

2. As this is a full application, we require complete hydraulic modelling of the proposed drainage design and greenfield runoff rate calculations. These will be required to demonstrate the proposed runoff rate is acceptable as per the above standards. As the layout will be set at this stage we need to ensure it can be appropriately drained without increasing flood risk offsite. An appropriate allowance for urban creep and a surcharged outfall should be employed within the calculations.

3. There is insufficient information regarding the watercourse into which the proposed surface water discharges. We will need to see evidence of onward connectivity to the mapped wider network (as per OS mapping) to confirm the connection is viable (that the site can be drained).
4. Please ensure a 3m easement buffer for maintenance of all existing watercourses and above ground surface water management features is evidenced on the drainage strategy drawing.
5. Winter/Spring (November – April) groundwater monitoring results are missing, and will need to be provided.
6. Full report of the results from the BRE365 infiltration testing undertaken.

Upon receipt of the above, we will be able to review and comment further.

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;

- Flood Risk Statement & Drainage Strategy: 25007 25/11/2025
- Surface Water Drainage Report Rev P2 Reference C3852 29/09/2025 (Rev P2 updated to new site plan 17/06/2026)
- Proposed Drainage Strategy C3852 P 101 P2 (17.06.26)
- Proposed Contributing Area C3852 P 201 P2 (17.06.26)
- Proposed Exceedance Flow C3852 P 301 P2 (17.06.26)
- Surface Water Calculations: C3852, REV P2 (17.06.26)