

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 13th May 2026

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

Dear Nicola,

RE: DC/26/0530– Land at Hornbrook Farm, Brighton Road, West Sussex

Thank you for your consultation on the above site, received on 28th April 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an Outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access.

For transparency, this application had pre-application advice in 2025.

Following a review of the documents submitted, we have no objection to this application, subject to the following conditions:

Condition 1: (Surface Water Drainage/SuDS)

Prior to commencement of the development, detailed designs of a surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the approved *Site Specific Flood Risk Assessment by Richard Jackson Engineering Consultants, March 2026, 9th March 2026*. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

1. The results of detailed infiltration testing in accordance with BRE Digest 365 in locations where the highest recorded groundwater levels show a 1m unsaturated zone from the base of infiltration is achievable. Where infiltration is not viable, surface water runoff rates will be attenuated to greenfield rates based on the proposed impermeable area, as stated within Section 7 of the Site Specific Flood Risk Assessment.
2. Evidence that the surface water drainage system complies with the National Standards for SuDS for the management of everyday rainfall (Interception).
3. Details of all existing and proposed watercourses and sewers, including any proposed discharge points.

4. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change). Hydraulic calculations and detailed construction drawings shall be submitted to demonstrate this.
5. Detailed drainage layout plan, which corresponds with the hydraulic calculations.
6. An exceedance flow routing plan demonstrating no increase in surface water flood risk off site. The plan must include proposed levels and flow directions.
7. Evidence that the surface water drainage system meets Standard 4-6 of the National Standards for SuDS.
8. Construction method statement for the surface water drainage system and any ordinary watercourses within or adjacent to the site.
9. Site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development.
10. Finished ground floor levels of residential properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

Condition 2: (SuDS Verification Report and Management)

Upon completion of the surface water drainage scheme and prior to the first occupation of the development a detailed verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been 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 and shall include as a minimum:

1. CCTV survey of underground structures,
2. A full set of “as built” drawings highlighting any minor changes to the approved drawings.
3. Demonstration that vegetation has become established.
4. Photographs of excavations (including soil profiles/horizons) and any installation of any surface water drainage structures and control mechanisms.
5. 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.
6. Name and contact details of any appointed management company

Informative:

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex County Council. It is advised to discuss proposals for any works at an early stage of proposals. Further details regarding the consenting process can be found here: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

We would strongly encourage early consideration of rainwater harvesting at reserved matters stage.

Yours sincerely,

Eleanor Read

Flood Risk Management Team

FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

Site Specific Flood Risk Assessment by Richard Jackson Engineering Consultants, March 2026, 9th March 2026