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**Lead Local Flood Authority
Ground Floor
Northleigh
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Date 6th May 2026

Planning Reference: **DM/25/3020**

Site Address: **Land To The West Of Courthouse Farm**

Planning Description: **Outline planning application for the erection of an extra-care retirement community (Use Class C2) and community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road**

Dear Joanne

Thank you for your re-consultation on the above site, received on 15 April 2026. For this consultation, we have reviewed the following documents submitted:

- Flood Risk and Drainage Strategy (Retirement Village), prepared by BDR Civil and Structural Engineering Consultants, dated 23 January 2026, Revision 2, Ref: 25-0093, Issue 2.0

The LLFA previously objected to this application on 23 December 2025. Since this response, the applicant has provided and updated Flood Risk Assessment and Drainage Strategy to address our concerns. While most of our objections have been overcome, we remain concerned over the information around the wider connectivity of the watercourse network.

We **maintain our objection** to this planning application in the absence of an acceptable Drainage Strategy and supporting information relating to:

- The application doesn't not comply with NPPF, PPG and local policies
 - Policy DP41: Flood Risk and Drainage
 - Policy DP42: Water Infrastructure and the Water Environment
- Issues outlined in the accompanied check list document.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 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 require the following additional information:

1. We note that updated information has been provided on the off-site ditches, but we require details on the condition of the receiving watercourse and its wider connectivity.

Informative:

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority. It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely,

Flood Risk Management Team

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