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**Lead Local Flood Authority
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Date 31st 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. For this consultation, we have reviewed the following documents submitted:

- Observation Report: Surface Water Infrastructure, prepared by DKI Property, dated, 14 May 2026, Version 01
- Flood Risk and Drainage Strategy (Retirement Village), prepared by BDR Civil and Structural Engineering Consultants, dated 23 January 2026, Ref: 25-0093, Issue 2.0, Revision 2

The LLFA previously objected to this application on 30 April 2026 requesting further information on the condition and wider connectivity of the receiving watercourse. Since this response, the applicant has provided a survey addressing our concern. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policies of Mid Sussex District Council.

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning policies of Mid Sussex District Council and we would **object** until such time that the details below are submitted for review.

Condition 1

Prior to or in conjunction with the submission of each reserved matters application (phased development), in accordance with the submitted FRA and Drainage Strategy (dated 23 January 2026, Reference 25-0093, Revision 2), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme shall be constructed and will be implemented prior to the first occupation of the development (or any phase). The scheme shall address the following matters:

1. Detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed infiltration feature/s, as stated within paragraph 10.3.4 of the FRA and Drainage Strategy.

Or

If infiltration is proven to be unfavourable, surface water runoff rates will be attenuated to Q_{bar} or 3l/s/ha based on the proposed impermeable area, as stated within paragraph 10.3.8 of the FRA and Drainage Strategy.

2. Provision of interception for the first 5mm of rainfall for the majority of rainfall events.
3. Provision of multiple surface water attenuation storage features, 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% AEP and 1% AEP rainfall events (both including allowances for climate change).
4. Detailed designs, modelling calculations and drawings of the of the drainage storage and conveyance network in the:
 - a. 3.33% AEP critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.
 - b. 1% AEP critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.
 - c. Attenuation features will half drain their runoff volume rainfall events up to the 3.3% AEP critical rainfall event within 24 hours for infiltration and 48 hours for lined systems.
 - d. Urban Creep of 10% shall be added to impermeable areas of residential properties and a CV value of 1 should be used.
5. An exceedance flow routing plan demonstrating no increase in surface water flood risk off site. The plan must include proposed levels and flow directions.

6. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015 or any update), including appropriate biodiversity, amenity and treatment stages for water quality prior to discharge.
7. Construction method statement for the surface water drainage system and any ordinary watercourses within or adjacent to the site.
8. Site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development.
9. 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.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraphs 181, 182 and 187 plus National SuDS Standards 1 to 7, by ensuring the satisfactory management of local sources of flooding 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.

Condition 2:

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

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Plan Policies of Mid Sussex District Council.

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. Further details, including how to apply, can be found here: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

Yours sincerely,

Flood Risk Management Team
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