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PO19 1RH

Lead Local Flood Authority

Date 05 December 2023

Dear Jason,

RE: **DC/23/1178 Horsham Golf Park, Denne Park, Horsham, West Sussex, RH13 0AX**

Thank you for your consultation on the above site, received on 14 November 2023, following a meeting 02.11.23. We have reviewed the application as submitted and technical note 19165/DTN, 08.11.23 and wish to make the following comments.

This application is an Outline planning application with all matters reserved save for access for the development of a Sports and Leisure Hub including the provision of communal facilities, nursery, Golf College, sports club house (containing Health & Fitness spa, changing facilities and food & beverage) and an educational facility for Warren Clark Golfing Dreams (Use Classes E, F1 & F2); a local centre containing a convenience store and co-working space (Use Classes E & F2); the provision of supporting landscaping, open space and related infrastructure; outdoor sports and leisure provision comprising Driving Range, reprovision of golf (including supporting golf facilities) and hockey (including pitches and training area) (Use Class F2) all supported by the delivery of up to 800 homes (Use Class C3).

The LLFA **maintain our objection** to this planning application in the absence of a satisfactory Flood Risk Assessment and Drainage Strategy for the following reasons:

- The FRA and Drainage Strategy is not in accordance with the NPPF, PPG Flood risk and coastal change or WSCC LLFA SuDS Policies or Local Policy 35 and 38 Horsham District Planning Framework and must adequately assess surface water flood risk.

- Insufficient information for this Outline Application infers that flood risk may increase elsewhere, upstream, or downstream from the site.

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 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 this objection if the concerns below are adequately addressed.

1. Only Indicative site levels have been included therefore full topographic survey to OS/GPS Datum required with sufficient supporting modelling and flow paths risk assessed.
2. In respect of the the overland flow paths (surface water) we would suggest sequential/exception test are completed by applicant. SFRA might show future flood risk makes these flow paths worse. Modelling is required to reflect existing layout and that of future scenario.
3. Please provide a full set of hydraulic calculations for each catchment and scenarios. (Please note: FEH2022 is the standard rainfall model and CV should be set to 1 for both summer and winter.)
4. Development potentially to be phased therefore plans and SuDs implementation plan to reflect how catchments may work independently.
5. Details of any additional attenuation features required within parcels.
6. Volumes, depths, exceedance should be evidenced on a plan based on existing and future topography.
7. Safe access and egress sufficiently assessed.

Informative

Erection of flow control structures, any culverting of an ordinary watercourse or works which alter the flow of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Horsham District Council on behalf of the LLFA. It is advised to discuss proposals for any works at an early stage of proposals. This application will require Land Drainage Consent.

Yours sincerely,

Mat Jackson
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 AND DRAINAGE TECHNICAL NOTE – RESPONSE TO LLFA COMMENTS, 19165/DTN 8-11-2023
- DWG No. 19165 - HORS- 5 – SK001 Rev B 19.11.23 Indicative Site Levels
- Flood Risk Assessment and Drainage Strategy, Woods Hardwick, April 2023