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PO19 1RH



Stephanie Bryant
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Lead Local Flood Authority

Date 07 March 2025

Dear Stephanie,

RE: DC/25/0102 Land at Campsfield Linfield Close Southwater

Thank you for your consultation on the above application, received on 20 February 2025.

The proposal is an outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works

We have reviewed the application as submitted and currently **object** due to clarification being required on the below points:

- 1) The Environment Agency has recently updated its flood risk modelling (NaFRA2) and this has resulted in a change of pluvial flood risk profile at this site. Please update the Flood Risk Assessment using the latest data in order to demonstrate no new dwellings or surface water attenuation features are within flood risk areas.
- 2) In relation to the above, we note there is a surface water flow path intersecting the proposed access road for the development. It must be demonstrated that users of the site have safe access in a design storm (1 in 100 years plus climate change) and the flow path will be maintained post development.
- 3) Please provide a cross section for the proposed earthworks surrounding the attenuation basin adjacent to the Western boundary.
- 4) The drainage layout provided indicates that the above basin will have an available freeboard of 79mm in the 1:100 plus climate change event, however as per the CIRIA SuDS Manual there should be 300mm of clear freeboard above the top water level in this scenario.

Once these points have been addressed, we will review further. It may be possible to remove our objection at that stage, dependent on the level of information provided and any further queries arising.

Yours sincerely

Flood Risk Management Team

Document references considered:

FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY:091.5018/FRADS/2, REV2
(Inclusive of appendices A-L)