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Sent: 24 July 2025 13:49:17 UTC+01:00
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Cc: "Chris Barker" <cbarker@eceplanning.com>; "Lee Goossens" <lg@thehuntergroup.co.uk>; "Phillipa Hallett" <ph@thehuntergroup.co.uk>
Subject: DC/25/0403 – Full Planning Application – Stonehouse Farm Handcross Road Plummers Plain West Sussex RH13 6NZ (LLFA Response)
Attachments: P2197 LLFA Response 250722.pdf

Afternoon Amanda,

Thank you for forwarding the latest comments from the Lead Local Flood Authority (LLFA) dated 22 July 2025 in relation to the above application.

Having reviewed their response, we are of the view that there are no sustained objections, and that the comments largely reflect matters that can appropriately be dealt with via planning condition. In fact, the nature of their feedback appears to be more indicative of recommended conditions rather than reasons for refusal.

In terms of specific points raised:

- **Groundwater Monitoring:** We do not consider it necessary or relevant in this instance, as infiltration is not proposed. The site lies on clay, which is hydraulically unproductive, and the drainage system is fully lined. Therefore, groundwater level fluctuations would have no material impact on the performance of the proposed SuDS.
- **Connectivity to Watercourse:** We assume their reference to “onward connectivity” relates to the receiving watercourse to which our system discharges. Given that this watercourse is clearly identified on all available mapping, including OS and EA datasets, it is unclear what additional evidence the LLFA expect beyond what is already publicly and readily verifiable.
- **Remaining Matters:** We are happy for any further details on source control measures or minor clarifications (such as permissions for off-site drainage features, where applicable) to be addressed through suitably worded pre-commencement conditions. This seems entirely reasonable given the level of detail already provided in the FRA and supporting technical note.

We are of the view that the remaining information does not preclude determination and can therefore be dealt with by way of appropriately worded planning conditions

I look forward to hearing from you.

Kind Regards

Saskia Lower AssocRTPI
Senior Planner

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