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PO19 1RH



Lead Local Flood Authority

Nicola Pettifer
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Date 06 May 2025

Dear Nicola,

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

Thank you for your further consultation on the above application, received on 22 April 2025.

We have reviewed the application as submitted and currently **maintain our objection** due to further clarification being required on the below points (comments in red below the original queries):

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.

This point has been reviewed and is sufficiently addressed.

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.

The Applicant has advised at section 6.10 of the revised Flood Risk Assessment that there is mitigation proposed by way of a box culvert that will be constructed with a larger capacity than the current ditch at the access point. We will need cross and long sections of this ditch at the proposed crossing location, including invert levels, and a plan showing the ditch extent with the updated Environment Agency modelled surface water extents as an overlay. It should be noted that amendments to Ordinary Watercourses that could affect the flow would require separate consent from the Lead Local Flood Authority. It would be of assistance to have the topographic survey at Appendix B in a separate document with notes and level that are readable when scaled.

3) Please provide a cross section for the proposed earthworks surrounding the attenuation basin adjacent to the Western boundary.

Please advise at which section this is located in the revised FRA.

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.

Section 23.4.5 of the CIRIA SuDS Manual explains that 300mm freeboard for the design event is required for exceedance/residual risk purposes, between bank full and the 1 in 100 year plus climate change level.

Yours sincerely

Flood Risk Management Team

Appendix:

The following was considered as part of this response –

Flood Risk and Drainage Strategy **091.5018/FRADS/4** Revision 4 07/04/2025