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Lead Local Flood Authority

Nicola Pettifer
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 29 July 2024

Dear Nicola,

RE: **DISC/24/0167 – Stablebarn Farm, Blackgate Lane, Pulborough, West Sussex, RH20 1DD**

Thank you for your consultation on the above site, received on 09 July 2024. We have reviewed the application as submitted and wish to make the following comments.

This is an application for Approval of Details Reserved by Condition 3 to approved application DC/23/2101. The LLFA have reviewed the documents submitted in relation to Condition 3, as it relates to drainage. For reference, Condition 3 is worded as follows:

No development of the SUDS basins shall commence until the following has been submitted to and approved in writing by the Local Planning Authority:

i) Details of the specified freeboard allowance for the SuDS Basins. The applicant should provide a summary of total storage volume provided by proposed basins up to the design level, and a basin freeboard allowance of 300mm.

ii) Written consideration of the construction and maintenance restrictions related to basins with 1:1 side-slopes.

iii) Details of the of the mitigation methods to ensure exceedance flows do not directly enter the onsite watercourse, where there is the potential to cause pollution, and/or increase flood risk.

The SUDS basins shall be carried out in accordance with the approved scheme.

***Reason**: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future*

maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

We are concerned that a 300mm freeboard allowance has not been added to the basin. Additionally, exceedance flow routes are also demonstrated on the drainage layout to ensure the exceedance flows do not directly enter the onsite watercourse.

As such, we are **unable to recommend the discharge of Condition 3**.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 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 would consider reviewing our response if the following issues are addressed.

1. In relation to **Point 1**, a 300mm freeboard allowance has not been added to the basin. The Surface Water Drainage Report (prepared by CGS Civils, May 2024, Ref. C2822 Rev. P1) demonstrates that the maximum water level of the basin in 17.700m, equivalent to the top of bank level. A 300mm freeboard allowance must be demonstrated. **Further information is required**.
2. In relation to **Point 2**, the Surface Water Drainage Report (prepared by CGS Civils, May 2024, Ref. C2822 Rev. P1) demonstrates that the basin will now use 1:3 slopes. **No Further information is required.**

3. In relation to **Point 3,** the Surface Water Drainage Report (prepared by CGS Civils, May 2024, Ref. C2822 Rev. P1) demonstrates that a 300mm bund will be used to prevent exceedance flows directly entering the onsite watercourse. The LLFA would recommend that exceedance flow routes are also demonstrated on the drainage layout. **Further information is required.**

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Flood Risk Management Team

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Surface Water Drainage Report, prepared by CGS Civils, May 2024, Ref. C2822 Rev. P1.
- Surface Water Drainage Layout Sheet 2 of 2, prepared by CGS Civils, May 2024, Ref. C2822-PL-102-PL1.