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PO19 1RH

Lead Local Flood Authority

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

Date 14th May 2025

Dear Nicola,

RE: **DISC/25/0134 – Sussexdown, Washington Road, Storrington, West Sussex, RH20 4DA**

Thank you for your consultation on the above site, received on 30th April 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of condition 7 of approved DC/24/1985.

The LLFA have reviewed the documents submitted in relation to Condition 7, as it relates to drainage. For reference, Condition 7 is worded as follows:

No development except for the construction of the access serving the development, shall be carried out until the relevant revised / additional infiltration testing has been completed, in order to inform a detailed drainage strategy for the proposed means of foul and surface water disposal, which shall then be submitted to and approved in writing by the Local Planning.

We have concerns that the submitted information does not meet with national or local planning policy. We provide the following technical review for your consideration.

The main issues include;

- In the calculations, out of date parameters are being used (Cv value 1 and FEH2022 needed)
- It is unclear how the staff parking in the north of the site is connected to the wider network.
- Storage features which are not designed to infiltrate (the attenuation tanks) should not have infiltration in the calculations.

As such, we are **unable to recommend the discharge of Condition 7**.

The additional infiltration was completed and demonstrated in the testing locations infiltration rates were slow, therefore not suitable for infiltration, which lead to alterations to the drainage strategy.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

- S73 Drainage Condition Discharge Report by Calcinotto, 14/04/2025, revision P01