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Lead Local Flood Authority

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

Date 09 August 2024

Dear Nicola,

RE: **DISC/24/0135 – Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough, West Sussex, RH20 3AS**

Thank you for your consultation on the above site, received on 29 July 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 3 (Land Contamination), 4 (CEMP), 6 (Ground Conditions) and 8 (Surface Water Drainage).

The LLFA have reviewed the documents submitted in relation to Condition 8, as it relates to drainage. For reference, Condition 8 is worded as follows:

'No development shall commence until a Drainage Strategy detailing the proposed means of foul water disposal and a detailed surface water drainage scheme (including finalised surface water drainage designs and calculations) has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include a Surface Water Drainage Statement (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development). The drainage designs shall show full coordination with a detailed landscape scheme and should demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event. The drainage scheme shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

***Reason**: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015)'*

The LLFA note that Condition 8 requires a Drainage Strategy, detailing the proposed means of foul water disposal and a detailed surface water drainage scheme (including

finalised surface water drainage designs and calculations). Currently, the only documentation that has been submitted LLFA is Drainage layout drawings. As such, we are **unable to recommend** the discharge of Condition 8.

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.

The LLFA would recommend the following to be submitted for consideration of the removal of the above objection:

1. A detailed Drainage Strategy outlining the proposed means of discharge for surface water. This should include full network calculations for all rainfall return periods up to and including the 1% AEP plus appropriate climate change allowance event. This should utilise the correct parameters (CV value of 1, FEH13 or FEH22 and urban creep).

2. A Water Drainage Statement based on sustainable drainage principles and the hydrological and hydrogeological context of the development.

3. The Drainage Layout Drawings should have pipe numbers for the surface water network, locations of any above ground SuDS and the volume of attenuation for the attenuation tanks.

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;

- Drainage Layout Sheet 1 of 3, prepared by Simpson TWS, March 2024, P23-961 10 T1.
- Drainage Layout Sheet 2 of 3, prepared by Simpson TWS, March 2024, P23-961 11 T1.
- Drainage Layout Sheet 3 of 3, prepared by Simpson TWS, March 2024, P23-961 12 T1.