RH14 1RL

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PO19 1RH

Lead Local Flood Authority

Matthew Porter
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 20th May 2024

Dear Matthew,

RE: **DISC/24/0088 – The Cobblers, Hayes Lane, Slinfold, West Sussex, RH13 0SA**

Thank you for your consultation on the above site, received on 3rd May 2024. We have reviewed the application as submitted and wish to make the following comments.

This is an application for the approval of details reserved by conditions 6 (foul and surface water) and 7 (surface water drainage statement) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (Demolition of existing retirement housing and construction of 12No. flats and replacement scout hut) alongside details pursuant to discharge of conditions). Phase 1 (Housing and associated car parking area) ONLY.

The LLFA have reviewed the documents submitted in relation to Condition 6 and Condition 7. For reference, **Condition 6** is worded as follows:

No development within a Phase shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority for that Phase. The development shall be carried out in accordance with the approved scheme.

Condition 7 is worded as follows:

No development within a Phase shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority for that Phase. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

We are pleased to see that the information provided meets the requirements of condition 6 and 7 of application DC/20/2578 and we are therefore able to **recommend that condition 6 and 7 are discharged.**

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,

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

Annex

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

Drainage Layout by Waller Gray Consulting, 3rd May 2024, Rev C5
Levels Layout by Waller Gray Consulting, 3rd May 2024, Rev C3
Surface Finishes & Construction Details by Waller Gray Consulting, 3rd May 2024, Rev C3
Planning Condition Responses by Waller Gray Consulting, 3rd May 2024