TO:	Horsham District Council – Planning Dept
LOCATION:	Visitor Centre Chesworth Farm Chesworth Lane Horsham West Sussex RH13 0AA
DESCRIPTION:	Part change of use of Chesworth Visitor Centre for use by the Horsham Men's Shed
REFERENCE:	DC/23/2024
RECOMMENDATION:	Objection/More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed.

- Water Neutrality Statement (15/11/2023)
- Southern Water correspondence (8/12//23)
- Application Form (6/11/2023)
- Location Plan (15/11/2023)

We have reviewed the evidence provided by the applicant in support of the planning application. No plans, calculations, or evidence have been provided in relation to flood risk and drainage.

Whilst the application is for change of use, and internal modifications to the existing building only, a site-specific flood risk assessment is required to show that the development will be safe for its users for the intended lifetime of the development.

We **object** to this planning application in the absence of acceptable supporting information relating to:

- Site specific flood risk assessment to show that the development will be safe for its users for the intended lifetime of the development, without increasing flood risk elsewhere. Evidence should be provided to demonstrate consideration of flood risk from all sources. Additionally safe access and egress should be demonstrated.
- Information provided to determine if the site drainage meets the requirements of the NPPF and PPG, SuDS Non-Statutory Technical Standards (NSTS) (March, 2015), the West Sussex LLFA Policy for the Management of Surface Water (2018) and the Horsham District Planning Framework (2015) – Policy 38.

We will consider reviewing this objection if the additional information and clarifications outlined above are adequately addressed.

MAIN COMMENTS:

As above

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	D Burgess, P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	26/01/2024