Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Planning Officer
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Lead Local Flood Authority

Date 05 April 2024

Dear Planning Officer,

RE: **DISC/23/0230 - Sumners Pond Fishery and Campsite, Chapel Road Barns Green, West Sussex RH13 0PR**

Thank you for your re-consultation on the above site, received on 31 January 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the Approval of details reserved by condition 10 and 11 to approved application DC/21/2697. The LLFA have reviewed the documents submitted in relation to Conditions 10 and 11, as it relates to surface water drainage.

For reference, Condition 10 is worded as follows:

Pre-Commencement Condition: No development 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. The development shall be carried out in accordance with the approved scheme.

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).

Condition 11 is worded…

Pre-Commencement Condition: No development 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. 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.

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).

The LLFA have reviewed the updated information submitted in support of this application and can now **recommend the discharge of Condition 10 and Condition 11.**

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
FloodRiskManagement@westsussex.gov.uk

Annex

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

- Odyssey Response, prepared by Odyssey, February 2024, Ref: AK/ak24026/23-020.
- Calcs 23-020 - S38 Road_Sumners Pond, Barns Green, Horsham, August 2023.
- Calcs 23-020 - Sumners Pond, Barns Green_SW Northern System, January 2024
- Calcs 23-020 - Sumners Pond, Barns Green_SW Southern System, January 2024.
- Drainage Maintenance and Management Plan, prepared by Odyssey, February 2024.
- Dwg 23-020-201B Drainage Layout - Sheet 1 of 2, prepared by Odyssey, January 2024, Rev. C.
- Dwg 23-020-202 Drainage Layout - Sheet 2 of 2, prepared by Odyssey, January 2024, Rev. C.
- Dwg 23-020-203B MH Schedules, prepared by Odyssey, January 2024, Rev. C.
- Dwg 23-020-205A Surface Water Model Catchments, prepared by Odyssey, January 2024, Rev. B.
- Dwg 23-020-210A Exceedance Routes Layout, prepared by Odyssey, January 2024, Rev. B.
- Dwg 23-020-501 Drainage Construction Details – Sheet 1 of 3, prepared by Odyssey, January 2024, Rev. B.
- Dwg 23-020-502A Drainage Construction Details – Sheet 2 of 3, prepared by Odyssey, January 2024, Rev. B.
- Dwg 23-020-503A Drainage Construction Details – Sheet 3 of 3, prepared by Odyssey, January 2024, Rev. B.