Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Date 15 April 2024

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

Dear Planning Officer

RE: **DC/23/2239 - 103 Pondtail Road, Horsham, RH12 5HT**

Thank you for your consultation on the above site, received on 26 March 2024. We have reviewed the application as submitted and wish to make the following comments.

The proposed development is a conversion of existing garage into an annexe, site area is less than 1 ha and there is change residential floor space. As we would consider it as a minor application, **we can only offer advice** to the Local Planning Authority (LPA). However, we recognise that the site is at low risk of flooding from surface water and an assessment plus mitigation is required.

This minor application can be reviewed by the LLFA (i.e. as per paragraph 168 of NPPF and paragraph 051 of PPG Flood Risk and Coastal Change) because:

- Development lies in Flood Zones 2 or 3
- Development lies within or in proximity to a surface water flow path
- Development may create a cumulative negative impact on the local flood storage or flood flows.

We have **no objection subject to the following conditions:**

Condition 1

Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 1 in 1, 1 in 30, 1 in 10 (3.33%) plus Climate change, the 1 in 100 (1%)

and the 1 in 100 (1%) plus climate change critical storms. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Horsham Local Development Framework Policy.

Condition 2

Prior to the first use of the development, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Horsham Local Development Framework Policy.

Informative

Any planning application that falls within Groundwater Source Protection Zone 1 will not be able to discharge surface water to soakaway features and consultation with the Environment Agency must take place to assess any risks to groundwater pollution.

In December 2022 it was announced FEH rainfall data has been updated to account for additional long term rainfall statistics and new data. As a consequence, the rainfall statistics used for surface water modelling and drainage design has changed. In some areas there is a reduction in comparison to FEH2013 and some places an increase (see FEH22 - User Guide (hydrosolutions.co.uk)). Applications should use the most up to date FEH2013 data. Other planning applications using FEH2013 rainfall, will be accepted if they are currently at an advanced stage. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded by FEH 2013 and 2022 and therefore, use in rainfall simulations are not accepted.

Yours sincerely

Mat Jackson
Flood Risk Management Team
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Annex

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

- Flood Risk Assessment, Argyll, November 2020.