
From: Martin.Brightwell
Sent: 06 January 2020 08:38
To: Matthew.Porter
Cc: Planning
Subject: FW: Planning Application Consultation - DC/19/2464
Attachments: ufm19.pdf

Planning Application DC/19/2464

Erection of 80 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater.
Berkeley Homes Development Site Worthing Road Southwater RH13 9BT

Recommendation; Apply Drainage Conditions & Informatives

With reference to the above mentioned planning application, I have the following comments to make;

Ref; Flood Risk Assessment & Drainage Strategy (dated 15th November 2019) Ref; AMA739 – Infrastructure Design Ltd

I have no overall objections to the drainage strategy proposed and would request suitable drainage conditions that secure the implementation and maintenance of the SuDS features to ensure they remain effective for the lifetime of the development.

Also I would recommend imposing the following Informatives;

Riparian Buffer Advice;

If your development site includes a watercourse or water-dependent habitat, such as wet woodland or floodplain marsh, you must always seek to [conserve and enhance these habitats and where possible provide new similar habitats](#).

Watercourses should be left with an appropriately sized, development-free buffer zone on both sides of the channel. Usually, a minimum of 5 metres on both sides of the watercourse will be required.

Riparian owners should seek to protect and enhance the watercourses on their land and carry out any Water Framework Directive actions in line with the [South East River Basin District Management Plan](#).
(Refs; Planning Policy Guidance (PPG) & Horsham District Planning Framework Policy 24).

Ordinary Watercourse Consent;

Under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require [Ordinary Watercourse Consent](#).

Ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers.

(Refs; West Sussex LLFA Policy for the Management of Surface Water).

Regards

Drainage Engineer – Strategic Planning

-----Original Message-----

From: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 11 December 2019 15:44
To: Martin.Brightwell <Martin.Brightwell@horsham.gov.uk>
Subject: Planning Application Consultation - DC/19/2464

Please see the attached consultation letter from Horsham District Council
Re:DC/19/2464

HDC – Internal Consultation

To: Mr Martin Brightwell
Property Services - Drainage

App No: DC/19/2464
Case Officer: Matthew Porter
Direct Line: 01403 215187
Date: 11th December 2019

Erection of 80 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater

Berkeley Homes Development Site Worthing Road Southwater RH13 9BT

Please may I have your observations on the above mentioned planning application within the next 21 days. **Date comments required by:** 01/01/20

Details of the application can be viewed through our Public Access webpage <https://public-access.horsham.gov.uk/public-access/> , or on the Case Officers file.



Emma Parkes
Head of Development