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PO19 1RH

Lead Local Flood Authority

Nicola Pettifer
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Date 23rd April 2025

Dear Nicola,

RE: **DISC/24/0309 – Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough, West Sussex, RH20 3AS**

Thank you for your consultation on the above site, received on 12th February 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 7 and 8 following approval of DC/24/0977.

The LLFA have reviewed the documents submitted in relation to Condition 8, as it relates to drainage. For reference, Condition 8 is worded as follows:

No development shall commence until a Drainage Strategy detailing the proposed means of foul water disposal and a detailed surface water drainage scheme (including finalised surface water drainage designs and calculations) has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include a Surface Water Drainage Statement (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development). The drainage designs shall show full coordination with a detailed landscape scheme and should demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event. The drainage scheme 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 ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015)

The issues raised previously have been adequately addressed, therefore we now have **no objection** to this application.

Yours sincerely,

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

Annex

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

Drainage Strategy Note by Simpson TWS, 28.03.2025, revision 02
Drainage Layout Sheet 1, 2, 3 by Simpson TWS, 04.04.2025, revision C4
Drainage Details Sheet 1, 2, 3, 4 & 5 by Simpson TWS, 27.03.2025, revision C2
Calculations dated 25.03.2025