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Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

**Lead Local Flood Authority**

Giles Holbrook
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 3rd July 2024

Dear Giles,

RE: **DC/24/0428 – Land North of Shermanbury Road, Partridge Green, RH13 8EU**

Thank you for your consultation on the above site, received on 20th June 2024. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided Flood Risk Assessment and Outline Drainage Strategy to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and Policy 38 in Horsham District Planning Framework and we would **object** until such time that the details below are submitted for review.

**Condition 1**
Prior to commencement of development, in accordance with the submitted Flood Risk Assessment with Outline Drainage Strategy by Lees Roxburgh Consulting Engineers, February 2024 and their additional comments submitted on 20th June 2024, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Surface water runoff rates will be attenuated to 8.16 l/s/ha as stated within section 4.3 of the FRA / Drainage Strategy.

II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change).

III. Detailed designs including source control SuDS features, modelling calculations and plans of the of the drainage conveyance network in the:

- 50% AEP rainfall event does not surcharge in the drainage network.
- 3.33% annual probability critical rainfall event plus climate change to show no above ground flooding on any part of the site.
- 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

IV. The design of the attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event.

V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

**Reason:**
To prevent flooding in accordance with National Planning Policy Framework paragraph 163,165 and 170 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

**Condition 2**
Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

**Reason:**

To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected.

**Condition 3:**
Prior to first use of each phase 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 Policy 38 in Horsham District Planning Framework.

**Informative:**
Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex County Council. It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely,

Eleanor Read
**Flood Risk Management Team**
FloodRiskManagement@westsussex.gov.uk

**Annex**

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

Flood Risk Assessment with Outline Drainage Strategy by Lees Roxburgh Consulting Engineers, February 2024
Lees Roxburgh Consulting Engineers response to LLFA comments