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Lead Local Flood Authority

Jason Hawkes
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 12 August 2024

Dear Jason,

RE: **DISC/24/0186 – Oakhurst Business Park, RSPCA Headquarters, Wilberforce Way, Southwater, West Sussex, RH13 9RS**

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

This application is for the discharge of conditions 3 (CEMP), 6 (Surface and Foul Water) and 7 (Phasing) to approved application DC/22/2077.

The LLFA have reviewed the documents submitted in relation to Condition 6, as it relates to drainage. For reference, Condition 6 is worded as follows:

No development shall commence for any phase or unit 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.

The Drainage Strategy submitted is not sufficient for the recommended discharge of Condition 6. The appendices are not included in the document (Site Masterplan, Topographical Survey, BGL Drawings, Hydraulic Calculations, Southern Water Response and SuDS Proforma). Additionally, the finished floor levels and drainage features are marked are not final on the drainage layout.

As such, we are **unable to recommend the discharge of Condition 6**.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 by ensuring the satisfactory management of local flood risk, 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.

We would consider reviewing our response if the following information is provided.

1. Supporting calculations for all rainfall return periods up to and including the 1% AEP plus appropriate climate change allowance event. This should utilise the correct parameters (FEH13 or FEH22, CV value of 1, appropriate climate change allowance and urban creep).

2. Consent from Southern Water for the discharge to the surface water sewer. At discharge of condition stage, the LLFA require all outfalls and discharge rates to be confirmed with the relevant authorities.

3. Full management and maintenance plan including the responsibility of maintenance, frequency of maintenance and action of maintenance for all SuDS features on site.

4. Full water quality assessment in the form of the Simple Index Approach or equivalent.

5. Existing drainage on site should be outlined and confirmation of whether it is being removed or retained. Alongside this, the LLFA would also expect a CCTV survey to be submitted for review.

6. Finished Floor levels and Finished Ground Levels should not be TBC pending detailed assessment. At discharge of condition stage, finished floor levels should be confirmed.

7. There should be no features on the drainage layout drawing as TBC. Cover and Invert Levels should be confirmed at this stage. Additionally, there is no volume provided for the attenuation pond.

8. Exceedance flows should be demonstrated on the drainage layout.

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

Annex

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

- Flood Risk Assessment and Drainage Strategy Report for the proposed development at Oakhurst Business Park, prepared by Burrows Graham, October 2022, REF 21191-BGL-XX-XX-RP-D-0001 V1.
- Drainage Strategy Plan for the proposed development at Oakhurst Business Park, prepared by Burrows Graham, October 2022, REF 21191-BGL-XX-XX-DR-C-0250 P01.