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West Sussex
PO19 1RH

Lead Local Flood Authority

Nicola Pettifer
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 2nd September 2024

Dear Nicola,

RE: **DISC/24/0167 – Stablebarn Farm, Blackgate Lane, Pulborough, West Sussex, RH20 1DD**

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

This application is for the discharge of condition 3 following approval DC/23/2101.

The LLFA have reviewed the documents submitted in relation to Condition 3, as it relates to drainage. For reference, Condition 3 is worded as follows:
No development of the SUDS basins shall commence until the following has been submitted to and approved in writing by the Local Planning Authority:
i) Details of the specified freeboard allowance for the SuDS Basins. The applicant should provide a summary of total storage volume provided by proposed basins up to the design level, and a basin freeboard allowance of 300mm.
ii) Written consideration of the construction and maintenance restrictions related to basins with 1:1 side-slopes.
iii) Details of the of the mitigation methods to ensure exceedance flows do not directly enter the onsite watercourse, where there is the potential to cause pollution, and/or increase flood risk.

The SUDS basins shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

We are pleased to see that the information provided meets the requirements of condition 3 of application DISC/24/0167 and we are therefore able to **recommend that condition 3 is discharged.**

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,

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;

- Surface Water Drainage Report by CGS Civils, 20/05/2024, revision P1
- Surface Water Drainage Layout Sheet 1 and 2 of 2 by CGS Civils, 13/08/2024, revision PL1