Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Matthew Porter
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 19th June 2024

Dear Matthew,

RE: **DISC/23/0258 – Leonardslee Gardens, Brighton Road, Lower Beeding, West Sussex, RH13 6PP**

Thank you for your consultation on the above site, received on 7th June 2024. We have reviewed the application as submitted and wish to make the following comments.

The applicant is applying for to discharge conditions 5 of the previously approved DC/22/2229.

Pre-Commencement Condition 5: *Within 3 calendar months of the date of this permission a drainage strategy statement detailing the means of surface water disposal for the development shall be approved by the local planning authority, informed by the approved drainage details for planning permission DC/18/0689. The development shall be carried out in accordance with the approved drainage scheme and drawings.*

Reason: *As this matter is fundamental to ensure that the development is properly drained to comply with Policy 38 of the Horsham District Planning Framework (2015) and to ensure the successful and satisfactory protection of important trees and hedgerows on the site that positively contribute to the settings of Designated Heritage Assets within the High Weald Area of Outstanding Natural Beauty in accordance with Policies 25, 30, 31, 33 and 34 of the Horsham District Planning Framework (2015).*

We have concerns that the submitted information does not meet with NPPF, PPG or the local planning policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

As such, we are **unable to recommend the discharge of Condition 5**.

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 will review our objection when the following issues are addressed:

1. There is significant flooding occurring in the calculations for the 1 in 100 plus climate change calculations. An exceedance plan is required, showing where the flooding will be located and the depth of flooding that will occur. The flooding must not leave the site or flood any part of a building or utility plant within the development boundary.

2. The calculations also show surcharging in a 2-year event. Updated calculations must be provided to demonstrate there is no surcharging in the network in a 2-year event.

3. The greenfield runoff rate must be calculated based on impermeable area.

4. Calculations must include Cv value of 1 and there should be no additional storage in pipes.

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
FloodRiskManagement@westsussex.gov.uk

Annex

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

Visitor Car Park Sub Base Drainage Layout Sheet 1 and 2, Vincent & Rymill, March 2024
Storm Network 1 Calculations, 16/04/2024
Car Park Landscape Estate Plan with Drainage Location, Donald Insall Associates, 31.05.2024, rev 3
New Lake Stage 2 Report by LUC, 29.05.2024, version 1.0
New Lake Sections by Vincent & Rymill, March 2024
Water Quality
Additional Supporting Information, Donald Insall Associates, 12/03/2024