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West Sussex
PO19 1RH

Lead Local Flood Authority

Planning Officer
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 19 December 2023

Dear Planning Officer,

RE: **DC/23/1524 - Southlands Kent Street Cowfold Horsham West Sussex RH13 8BA**

Thank you for your consultation on the above site, received on 29 November 2023. We have reviewed the application as submitted and wish to make the following comments.

This is an application for proposed land improvement work at Southlands Kent Street Cowfold Horsham West Sussex RH13 8BA.

The application proposes to raise land levels using imported soil. Although the site is located within Flood Zone 1, there are several surface water flow paths through the site. As such we are concerned that the development may increase the risk of flooding elsewhere, as surface water flows may be impacted. A Flood Risk Assessment should be submitted to show the development will not increase the risk of flooding elsewhere.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) relating to:

- The application is not in accordance with the NPPF paragraph 167 and 169, PPG Flood risk and coastal change and Policy 38 in the Horsham District Planning Framework
- A Flood Risk Assessment should be provided to demonstrate the proposal will not increase flood risk elsewhere.

Reason
To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 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.

As a minimum, a flood risk assessment needs to show that the development will be safe for its users for the intended lifetime of the development, without increasing flood risk elsewhere, and be sufficiently flood resistant and resilient to the level and nature of the flood risk.

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;

- Planning Statement, June 2023.