Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

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

Date 29 April 2024

Dear Planning Officer,

RE: **DISC/24/0059 – Wellcross Farm, Five Oaks Road, Slinfold, West Sussex**

Thank you for your consultation on the above site, received on 08 April 2024. We have reviewed the application as submitted and wish to make the following comments.

This is an application for approval of details reserved by conditions 2 (Construction Management Plan) 6 (underground services) and 7 (surface water drainage scheme) to approved application DC/22/1503 (Reserved Matters pursuant to condition 5 of DC/19/1897 for Phase 1 to provide a Continuing Care Retirement Community with 47 units of accommodation (C2), communal facilities and new ancillary buildings with access, infrstructure, open space, landscaping and associated works including an onsite borehole water supply).

The LLFA have reviewed the documents submitted in relation to Condition 7, as it relates to drainage. For reference, Condition 7 is worded as follows:

Notwithstanding details previously submitted, no development (except for the S278 works) within a phase shall commence until a detailed surface water drainage scheme for that phase including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme and shall be designed to prevent the discharge of water onto the public highway. The surface water drainage scheme for each phase shall subsequently be implemented prior to first occupation of that phase in accordance with the approved details and thereafter retained as such.

We have concerns that the submitted information does not meet with NPPF, PPG or the LLFA Flood Risk Management Strategy 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 7**.

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.

1. Evidence of permission and agreed access to discharge surface water into the River Arun.
2. Drainage calculations should use a CV value of 1.
3. Flood resistance and resilience measures should be demonstrated on a layout drawing. A minimum of 300mm must be provided between any design flood event and the finished ground floor level. A minimum of 150mm above external ground levels and show that they are sloping away from vulnerable areas such as doorways.
4. Further details should be provided within the maintenance and management plan to indicate who will be adopting these features for the lifetime of the development, the lifetime of each of the drainage features and any plan for the replacement of the drainage features at the end of their design life.

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;

- Report to Discharge Phase 1 Drainage Related Planning Conditions, prepared by Ridge, 06 February 2024, Ref. 5016747-RDG-00-ZZ-RP-C-0006, Rev. 2.