Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

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

Date 16th September 2024

Dear Jason,

RE: **DC/23/1844 – Kilnwood Vale Neighbourhood Centre, Calvert Link, Faygate, West Sussex, RH12 0BZ**

Thank you for your consultation on the above site, received on 2nd September 2024. We have reviewed the application as submitted and wish to make the following comments.

This is a reserved matters application for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings, 66 elderly care units, a community building and 9 commercial units with associated landscaping, access and parking.

We **object** to this planning application in the absence of an acceptable Drainage Strategy relating to:

- The application is not in accordance with local or national planning policy

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 consider reviewing this objection if the issues highlighted below are adequately addressed:

1. Updated calculations using FEH2013 or 2022, Cv value 1 and MADD factor of 0 required.
2. Further details on the permeable paving is required-if it is being lined or tanked? There are no calculations for the paving currently.

Informative:
Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex County Council. It is advised to discuss proposals for any works at an early stage of proposals.

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;

- Proposed Drainage Strategy by Ardent, 5th September 2023, rev -