Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Giles Holbrook
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 13th September 2024

Dear Giles,

RE: **DC/23/1789 – Kilnwood Vale Phase 4, Crawley Road, Faygate, West Sussex**

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 Phase 4 of the Kilnwood Vale development, comprising of 341 dwellings with associated landscaping, access and parking.

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

- The application is not in accordance with national or local 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. A Cv value of 1 is required in calculations.
2. Details of the basins must be provided on the drainage layout.
3. A 3m easement around the basins is required for maintenance purposes. Off road vehicular parking must be demonstrated.
4. The foul pumping station is in close proximity to Basin N3. Confirmation from Southern Water (or whoever is adopting it) that this is acceptable is required.
5. Calculations for 3.33% AEP plus climate change required.

6. There is no water quality assessment included in the drainage report. As part of condition 27 ‘Details of how the sustainable drainage management train will be incorporated including a number of water treatment stages’ needs to be provided.

There is currently no source control SuDS in this Phase. We request this is considered to reduce reliance on pipes and end of pipe design.

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;

- Phase 4 Drainage Strategy by Campbell Reith, 26th October 2023, Revision P2