

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 11 March 2023

Edward Anderson
Planning Services
West Sussex County Council
County Hall
Chichester
West Sussex
PO19 1RH

Dear Edward,

RE: WSCC/012/24 - Blackstone Waste Water Treatment Works, Blackstone Lane, Blackstone, BN5 9SZ

Thank you for your consultation on the above site, received on 19 February 2024. We have reviewed the application as submitted and wish to make the following comments.

This is a full application for the proposed Installation of a Motor Control Centre (MCC) Kiosk at Blackstone Waste Water Treatment Works, Blackstone Lane, Blackstone, BN5 9SZ.

We are concerned that the submitted application has assessed the risk of surface water flooding to the site and therefore whether the proposed development will increase the risk of surface water flooding elsewhere.

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

- Potential to increase flood risk elsewhere.
- Not complying with NPPF or PPG.

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 following issues are adequately addressed.

1. The Planning Application Supporting Statement (prepared by Southern Water, February 2024, Rev.1) has not assessed the risk of surface water flooding to the site. We request that the applicant provides an assessment of the risk of surface water flooding to the site and demonstrates that the proposed development will not increase the risk of flooding elsewhere. This should include the proposed impermeable area of the site and whether a drainage strategy is required to mitigate the increased risk of surface water flooding.

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 Application Supporting Statement (prepared by Southern Water, February 2024, Rev.1).