

**Lead Local Flood Authority**

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

Date 20 March 2024

Dear Edward,

**RE: WSCC/007/24 – Staplefield Wastewater Treatment Works, Cuckfield Road, Staplefield, West Sussex, RH17 6ES**

Thank you for your consultation on the above site, received on 09 February 2024. We have reviewed the application as submitted and wish to make the following comments.

This is an application for the installation of Integrated Constructed Wetland (ICW) and associated infrastructure at land adjacent to Staplefield Wastewater Treatment Works.

The applicant has provided a Flood Risk Assessment (FRA) to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF.

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and we would **object** until such time that the details below are submitted for review.

**Condition 1:**

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (Staplefield ICW Flood Risk Assessment, prepared by Mott MacDonald, February 2024, Rev. P03) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

**Reason:** To ensure that the development achieves a high standard of sustainability and to comply with NPPF.

**Condition 2:**

Upon completion of the surface water drainage system, including any SuDS features, a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to Condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF.

Yours sincerely

**The Flood Risk Management Team**

## **Annex**

The following documents have been reviewed, which have been submitted to support the application;

- Staplefield ICW Flood Risk Assessment, prepared by Mott MacDonald, February 2024, Rev. P03.