

DRAINAGE & FLOOD RISK CONSULTATION

PROJECT: Change of use from agricultural land to a construction / demolition/excavation waste recycling facility - Land at Thistleworth Farm, Grinders Lane, Dial Post, Horsham RH13 8NR

Reference:	WSCC/048/20	Recommendation:		
Revision:		Insufficient Information:	Objection:	No Objection:
Date:	24 Nov. 20			X

References:

- A. Bright Plan Civils Drainage Strategy Report 2020/D1867B/DS1.2 dated 30 Sep 20.
- B. Bright Plan Civils Drainage Strategy Report dated 7 Aug 20.
- C. LLFA Response to Application WSCC/009/20 dated 14 Aug 20.

1 INTRODUCTION

- 1.1 West Sussex County Council (WSCC) Lead Local Flood Authority (LLFA) has been consulted on the above proposed development in respect of drainage & flood risk.
- 1.2 This represents the LLFA's formal response.

2 ASSESSMENT

- 2.1 The LLFA has now reviewed a Drainage Strategy for the site (Reference A) that is compliant with the West Sussex LLFA Policy for the Management of Surface Water https://www.westsussex.gov.uk/media/12230/ws_llfa_policy_for_management_of_surface_water.pdf national planning policy and best practice.
- 2.2 The LLFA notes the statement in paragraph 3.1.4 of Reference A that states:

Despite the land to the south not being part of this site planning application, this land is under the same ownership and also makes up part of the same drainage catchment. Appropriate capture and treatment of the runoff from the site has been considered in coordination with drainage of the catchment as a whole, given the area is landlocked by higher ground on all sides.

- 2.3 The LLFA has reviewed the drainage strategy for the overall catchment (Reference B) as part of our response to Application WSCC/009/20 (Reference C). In our earlier response of 14 August the LLFA raised no objections to the Drainage Strategy that is compliant with the LLFA Policy for the Management of Surface Water.

3 RECOMMENDED CONDITION

- 3.1 The following pre-occupation condition is recommended.

Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained.

R C Drabble
Flood Risk Engineer (Sustainable Drainage)