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Date 02 September 2026

Planning Reference: **DC/26/1089**

Site Address: **Collyers School 82 Hurst Road Horsham West Sussex RH12 2EJ**

Planning Description: **Phased development of a Technology Centre consisting of two buildings, associated landscaping, and reconfigured access and parking.**

Dear Alice,

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Flood Risk Assessment & Drainage Strategy, prepared by BDP, dated 29 June 2026, Ref: P3003919-BDP-ZZ-ZZ-RP-C-52001, Rev: P01

The LLFA has reviewed the submitted FRA and Drainage Strategy. The proposed development is located at low risk of fluvial flooding but with an area of high surface water flood risk within the site boundary. It is noted that this will be captured by the proposed surface water drainage strategy.

However, we have concerns over the level of detail provided for the proposed drainage strategy. As this application is for Full Planning Permission, we would expect detailed designs for the drainage network to be submitted to accompany the application. There is concern that any changes made to the proposed drainage strategy at a later stage could impact the layout of size of the proposed development.

Infiltration testing and ground investigations have shown that infiltration is not viable at the site. The applicant has provided an appropriate discharge method but no agreement from Southern Water has been provided for the discharge into the public sewer network. This is required at this stage to prove that the development has a viable surface water drainage network. Detailed plans and calculations are required to accompany the proposed drainage strategy.

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

- the development not complying with NPPF, PPG or local policies>

Reason

To prevent flooding in accordance with National Planning Policy Framework Section 18: Policies F7, F8, N2(1e), 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. Full calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms are required. Calculations should use FEH rainfall data, a CV value of 1, and a 45% allowance for climate change. If flooding is shown to occur in the 1% AEP or 1% AEP plus climate change event, then the volume and location should be shown on a plan. This should show that it is safely contained on site and does not impact any vulnerable infrastructure.
2. Detailed drainage plans showing all the proposed surface water drainage features to include invert levels and sizing details of all features.
3. An agreement with Southern Water for the proposed connection and discharge rate.

Yours sincerely

Flood Risk Management Team