Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Amanda Wilkes
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 18th March 2024

Dear Amanda,

RE: **DISC/23/0241 – Greenway Academy, Greenway, Horsham, West Sussex, RH12 2JS**

Thank you for your consultation on the above site, received on 23rd February 2024. We have reviewed the application as submitted and wish to make the following comments.

This is a discharge of condition application for the approval of details reserved by condition 3 and 4 to approved application DC/22/1954. The comments below relate to condition 3 which states:
"*No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved scheme.*

Reason: *As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).*"

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

- The application is not in accordance with NPPF, PPG Flood risk and coastal change or Policy 38 in the HDPF.

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.
2. Time to half empty results required.
3. Updated calculations to demonstrate that a 50% AEP rainfall event does not surcharge in the drainage network.
4. Confirmation that Southern Water approve of connecting to their existing surface water drainage network.
5. Clarification of Tree Pit for Root Protection label-it is unclear where the tree pit is going to be located. There must be no planting of trees above attenuation tanks.

Informatives:
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,

Eleanor Read
Flood Risk Management Team
FloodRiskManagement@westsussex.gov.uk

Annex

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

- Proposed Drainage Layout by Pringuer-James Consulting Engineers, 03.02.2023, revision P02
- Drainage Strategy Addendum in Response to LLFA planning Condition by Partick Parsons, 09.02.2024, revision 0