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PO19 1RH



Lead Local Flood Authority

Date 02/04/2026

Matthew Porter
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Matthew,

RE: DC/26/0322 Steyning Grammar Upper School Shooting Field Steyning West Sussex BN44 3RX

Thank you for your consultation on the above site, received on 17th March 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a full application for the part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure.

WSSC Lead Local Flood Authority have provided pre-application advice for this application.

We currently have a **holding objection pending additional information** as follows:

1. As raised in pre-app, in compliance with standard 1.6 of the National Standards for SuDS, please provide written confirmation of ownership or right to discharge at the proposed locations from the landowner (surface water discharge for catchments A1 and A2) and the asset owner (surface water discharge for catchment B).
2. Paragraph 7.1.4 of the supplied FRA and Drainage Strategy advises that a detailed topographic survey and condition assessment is currently being undertaken for the watercourse that is the discharge method for catchments A1 and A2. Similarly, paragraph 7.3.8 informs of further CCTV and surveying with the aim to provide confirmation of outfall locations (including watercourse levels) and evidence of connectivity/capacity for both the watercourse and surface water sewers. Please can we be provided with the results of these for review.

3. If possible, for completeness, can the titles of the calculations be updated with the correct climate change allowance (which has been correctly applied in the substantive calculations). Example below:

Project: B1641 - Steyning Grammar School Surface Water Network 17.9 l/s Discharge Rate - 100yr+40%CC

4. We note at 7.3.2 that the proposed discharge rate to the surface water sewer for catchment B is 10.65l/s, and that the hydrobrake at SW80 (drainage layout sheet 1) also has this rate. However, the final discharge manhole (SW82 as proposed on the same plan) states a discharge rate of 5.84l/s. Please can further details be provided as to which rate is correct, and if the lower rate is proposed, how it is to be achieved.

Advisory Comments

We are very encouraged to see the extent to which SuDS features have been included in this development, which supports our policies and is in line with best practice nationally. This is particularly of merit for an educational establishment and we would seek to support any initiatives for learning opportunities surrounding SuDS on site, should the application be approved.

Full details of rainwater harvesting proposals, and a construction method statement will be required, however we are content to condition these at a later stage should the application progress.

Ordinary Watercourse Consents may be required for certain activities. We would recommend the Applicant review our website, which has further details. We also offer a pre application advice service if required:

[Ordinary watercourse land drainage consent - West Sussex County Council](#)

We will review this objection when the issues highlighted above are adequately addressed and we are formally reconsulted. When preparing any further documents to address the above comments, we recommend clearly highlighting where amendments have been made.

Yours sincerely,

Mrs Natalie Biddulph
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

- Flood Risk Assessment And Drainage Strategy: SRP1121-CTP-00-EX-T-C-8400 February 2026
- Condition Survey Of Eastern Boundary Ditch: SRP1121-CTP-00-EX-T-C-8410 February 2026