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West Sussex
PO19 1RH

Lead Local Flood Authority

Planning Officer
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 30 April 2024

Dear Planning Officer,

RE: **DISC/23/0269 – Christs Hospital School, The Avenue, Christs Hospital, West Sussex, RH13 0LJ**

Thank you for your re-consultation on the above site, received on 17 April 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of condition 11 of the previously approved DC/21/1524.

The LLFA have reviewed the documents submitted in relation to Condition 11 for the Phase 1 works, as it relates to drainage. For reference, Condition 11 is worded as follows:

No development to place spoil from the development on the Eastern Fields shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme and Statement shall focus on the impact of the raising of the Eastern Fields with development spoil on surface water drainage within the field and on adjacent land including Two Mile Ash, including post-construction verification. The development shall subsequently be implemented in accordance with the approved details and thereafter retained as such.

***Reason:** As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015)*

We previously recommended that Condition 11 was not discharged in our response dated 18 January 2024, because we were concerned that the submitted information did not meet with NPPF, PPG or policies in the Horsham District Planning Framework and the

proposal would either increase the risk of flooding elsewhere or to the proposed development.

We are pleased that our initial concerns have been adequately addressed through the additional information submitted on 17 April 2024 (see Annex).

As such, the information corroborates the requirements of Condition 11 of the Planning Application therefore we are able to **recommend that Condition 11 is discharged.**

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,

Mat Jackson
Flood Risk Management Team
FloodRiskManagement@westsussex.gov.uk

Annex

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

- Engineering Note 14937-TUL-XX-XX-RP-C-91001_Issue 1, Tullys, April 2024.
- Southern Water Letter dated 25 April 2024.
- Southern Water letter dated 16 February 2024.
- Planning Condition 11-Drainage Statement, Tullys, 12 December 2023.
- Cut and Fill Phase 1 Layout, Tullys, 16 May 2023.