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County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

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

Date 05 April 2024

Dear Planning Officer,

RE: DC/23/1912 – The Rikkyo School In England, Guildford Road, Horsham, RH12 3BE

Thank you for your re-consultation on the above site, received on 31 January 2024. We have reviewed the application as submitted and wish to make the following comments.

This is a Full Planning Application for erection of a detached two storey dormitory building, with associated landscaping.

We previously objected in our response dated 24 November 2023, because we were concerned that inadequate level of supporting information had been provided to demonstrate that the development would not increase the risk of flooding to the site or elsewhere.

Following a review of the additional information provided the LLFA have **no objection subject to the following conditions:**

Condition 1:
Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, SuDS Report (Webb Yates Engineers Ltd, Ref: J5338-C-RP-0001) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policies.

Condition 2:

The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation,
II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and local planning policy

Condition 3:
Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to Condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Local Planning Policy.

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,

Flood Risk Management Team

Annex

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

- SuDS Report, prepared by Webb Yates Engineers Ltd, Ref: J5338-C-RP-0001.