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Northleigh
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West Sussex
PO19 1RH

Lead Local Flood Authority

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

Date 15th July 2024

Dear Amanda,

RE: **DISC/24/0124 – Rikkyo School, Guildford Road, Rudgwick, West Sussex, RH12 3BE**

Thank you for your consultation on the above site, received on 3th July 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 3, 4, 6, 8 and 11 of approved application DC/23/1912.

The LLFA have reviewed the documents submitted in relation to Condition 4, as it relates to drainage. For reference, Condition 4 is worded as follows:

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable 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-001) 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.

We have concerns that the submitted information does not meet with NPPF, PPG or the LLFA Flood Risk Management Strategy policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

The main issues include;

- The construction method statement does not contain enough detail. Details on what is required in a construction method statement can be found in Ciria SuDS Manual.
- Calculations for 50% AEP and 3.33% AEP events.

As such, we are **unable to recommend the discharge of Condition 4**.

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.

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
FRM@westsussex.gov.uk

Annex

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

- SuDS Report by Webb Yates Engineers, 24.05.2024, S5, Revision 01
- Below Ground Drainage Layout by Webb Yates Engineers, 24.05.2024, rev 05
- Ground Investigation Report by Soiltechnics, September 2023, Rev A
- Method Statement by ?, 30.05.2024