

8 June 2026

B1641/4/LB/NG

Mr Matthew Porter
Horsham District Council
Albery House,
Springfield Road,
Horsham,
West Sussex,
RH12 2GB

BY E-MAIL ONLY

Dear Matthew,

Steyning Grammar School

Thank you for your comments regarding the updated surface water flood mapping.

The initial Flood Risk Assessment (FRA) and Drainage Strategy for Steyning Grammar School, reference SRP1121-CTP-00-EX-T-C-8400, was submitted in February 2026. Since submission, we have responded to the LLFA comments and they have confirmed no objection.

We note that the Environment Agency surface water flood maps have been updated during the life of the application and that the updated mapping now includes the extent of climate change allowances, please see the map below.



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We have reviewed this against the submitted FRA and the proposed drainage strategy. Section 3.3 of the submitted FRA considers surface water flood risk. This notes that surface water flooding can be associated with site gradients and overland flows from upstream land during periods of heavy rainfall. The FRA also recorded that the site is generally shown to be at low risk from surface water flooding, with small, localised areas of medium and high risk.

The FRA also identifies that the existing school layout is susceptible to surface water ponding because of the dense arrangement of buildings, enclosed and semi-enclosed courtyard areas, restricted overland flow paths and reliance on an ageing drainage network, as highlighted in the updated flood mapping. The proposed redevelopment directly addresses these existing constraints through a revised site layout, positive drainage, source control, attenuation and exceedance routing.

The planned mitigation measures include finished floor levels and external levels designed, where practicable, to fall away from buildings, threshold drainage at level access points, and a proposed layout that avoids tightly enclosed courtyard spaces. The revised arrangement provides wider and more open areas between buildings, improving exceedance flow routing and reducing the risk of surface water becoming trapped within the development.

The proposed drainage strategy is SuDS based, surface water runoff will be managed through green roofs, permeable paving, below-ground attenuation storage, rainwater harvesting, and controlled discharge to the eastern boundary watercourse and the existing public surface water sewer. The system has been designed to manage storm events up to and including the 1 in 100-year event with a 45% climate change allowance. Discharge from the site is restricted to 3 l/s/ha, in accordance with WSCC requirements.

Hydraulic modelling has been undertaken for the critical storm events, including the 1 in 30-year plus climate change event and the 1 in 100 years plus climate change event. The submitted FRA records no flooding for the 1 in 30-year plus climate change event and confirms that the 1 in 100-year plus climate change event has been assessed. The modelling also applies 2022 FEH rainfall data, 10% urban creep, runoff coefficients of 1.0 and relevant climate change uplift factors.

Therefore, while the updated flood maps now identify the extent of flooding for climate change events, the proposed drainage strategy has already been developed to address surface water flood risk through SuDS, attenuation, restricted discharge, positive drainage and safe exceedance routing. We consider that the proposed scheme will mitigate the mapped surface water flood risk and will not increase flood risk on or off site.

If you have any queries, please do let me know.

Yours sincerely



Luke Bacon
CEng MICE Partner
For and on behalf of CTP