

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 23/06/2026

Alice Johnson
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Alice,

RE: DC/26/0660 Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX

Thank you for your consultation on the above site, received on 13th May 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a full application for the expansion of the existing school including the construction of 3 linked single-storey buildings, a sports hall, playground, parking, landscaping, drainage, and associated development, following demolition of redundant buildings.

We object and require additional information regarding:

1. Adherence to each standard of the National Standards for SuDS should be demonstrated.
2. A 3m easement buffer for watercourses on or bordering the site should be included within the drainage strategy drawing to ensure adequate maintenance access. We also have some concern surrounding access for proposed surface water pipes running under the new buildings in the current design. Please provide further information on maintenance provision, or preferably an altered design in this regard.
3. As this a full application, we will need to see a fully modelled drainage design drawing including manhole numbers and invert levels of pipes and manholes. Supporting microdrainage hydraulic calculations for the full network in critical storm periods (plus appropriate allowance for climate change and a surcharged outfall) are required at this stage of planning.
4. As this is a phased development, we will require a phased management plan including a SuDS phasing plan to ensure the discharge rates during construction do not exceed greenfield runoff rates and increase flood risk offsite.

5. The Applicant proposes to use a 40% allowance for climate change. This should be updated to 45% as this is the current upper end allowance for the 1% AEP event in the Arun and Western Streams catchment.
6. It is noted that the treated foul flow will be directed to the same single discharge outlet as the surface water collected on site. The foul flow rate must be included in any calculations as a contributory factor prior to the restricted outfall discharge.
7. Principle 1 of the National Standards for SuDS states that: *“Surface water drainage systems shall be designed, constructed, maintained and operated following a natural approach to managing water. This should mimic natural drainage, manage surface runoff at or close to the surface and as close to its source as practicable”*. We have noted that previous permissions granted on this site utilised an above ground attenuation basin, and we would ask for justification as to why this is no longer viable (as opposed to tanking beneath ground as proposed). This is also relevant to standards 5 (Amenity) and 6 (Biodiversity).
8. As with the above, consideration should be given to the use of green roofs on the new buildings.
9. Please provide an impermeable area plan, inclusive of proposed lined permeable surfaces such as permeable paving (as mentioned in the report).
10. We will require a recent survey of the proposed discharge watercourse, including the culverted connection to the wider local watercourse network to ensure viable onward connectivity. A topographic survey including hard bed levels should also be provided.

Upon receipt of the above we will consider the proposal further and provide updated comments as appropriate.

Yours sincerely,

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;

- SURFACE WATER DRAINAGE PROFORMA 16/04/2026
- SURFACE WATER DRAINAGE STATEMENT 16/04/2026
- FLOOD RISK ASSESSMENT: 011_8240636 ISSUE 3 16/04/2026