File Note

BDP.

Date	06/11/2026
To	Alice Johnson – Horsham District Council
	West Sussex County Council – Lead Local Flood Authority
From	BDP Civils
Subject	College of Richard Collyer – New Technology Building (DC/26/1089)

The schedule below has been prepared to respond to comments made by WSCC Lead Local Flood Authority on the proposed Technology Building at The College of Richard Collyer, 82 Hurst Road, Horsham.

This response schedule is being submitted alongside the revised Flood Risk Assessment & Drainage Strategy (ref: P3003919 -BDP -ZZ -ZZ -RP-C-52001 (P02)) and Southern Water Consultation Response (Ref: DC/26/1089) dated 10th September 2026.

	WSCC – Lead Local Flood Authority consultation response schedule	
No.	**Comments**	**Response**
1	*"The LLFA has reviewed the submitted FRA and Drainage Strategy. The proposed development is located at low risk of fluvial flooding but with an area of high surface water flood risk within the site boundary. It is noted that this will be captured by the proposed surface water drainage strategy.* *However, we have concerns over the level of detail provided for the proposed drainage strategy. As this application is for Full Planning Permission, we would expect detailed designs for the drainage network to be submitted to accompany the application. There is concern that any changes made to the proposed drainage strategy at a later stage could impact the layout of size of the proposed development."*	The submitted Flood Risk Assessment included a proposed drainage layout. However, as requested we have updated the Flood Risk Assessment and associated plan to provided further detailed drawings. The Proposed Below Ground Drainage Layout drawings CRC-BDP-ZZ-00-DR-C-20501 and CRC-BDP-ZZ-00-DR-C-20502 in the updated Flood Risk Assessment and Drainage Strategy Report (P3003919-BDP-ZZ-ZZ-RP-C-52001 - Rev. P02) Appendix E, illustrate how surface water flood risk within the site boundary is managed through the use of porous paving, channel drains and attenuation tanks. The drainage strategy has been developed to a Stage 3 design level and includes sufficient detail to demonstrate a deliverable drainage solution. Stage 4 will focus on technical refinement and coordination rather than any fundamental changes to the drainage principles or network layout. Accordingly, it is not anticipated that further design development will result in any material changes to the

		drainage strategy that would affect the layout, scale, or form of the proposed development.
2	*"Infiltration testing and ground investigations have shown that infiltration is not viable at the site. The applicant has provided an appropriate discharge method but no agreement from Southern Water has been provided for the discharge into the public sewer network. This is required at this stage to prove that the development has a viable surface water drainage network. Detailed plans and calculations are required to accompany the proposed drainage strategy."*	As requested, the Flood Risk Assessment and Drainage Strategy Report (P3003919-BDP-ZZ-ZZ-RP-C-52001 – Rev. (P02)) has been revised to provide further detailed information, including: • Appendix E provides detailed InfoDrainage calculations for all critical storms up to and including the 1 in 100 year plus 45% climate change storm. • Appendix E also includes revised Proposed Below Ground Drainage Layout drawings CRC-BDP-ZZ-00-DR-C-20501 and CRC-BDP-ZZ-00-DR-C-20502, which show further details on the drainage layout used for the hydraulic calculations. <u>Surface water</u> Regarding the request for agreement from Southern Water to discharge into the public surface water sewer network, a consultation response was received from Southern Water (Ref: DC/26/1089) on 10th September 2026 (attached). In response to our request to discharge surface water into their public surface water sewer via manhole MH5456, Southern Water confirmed the following: *"if this is a brownfield site redevelopment, the developer can discharge surface water flow no greater than existing levels if proven to already be connected and it is ensured that there is no overall increase in flows into the surface water system."* The proposed development constitutes the redevelopment of a brownfield site. The

		post-development discharge rate from the proposed eastern car park will be restricted to the 1 in 1 year greenfield runoff rate of 1.9 l/s (Updated Flood Risk Assessment and Drainage Strategy Report P3003919-BDP-ZZ-ZZ-RP-C-52001 - Rev. P02, Table 5). For the remainder of the site, the post-development discharge rate will be restricted to 50% of the existing brownfield runoff rate of 68 l/s (Updated Flood Risk Assessment and Drainage Strategy Report - Rev, P02, Section 6.2: Pre-development Surface Water Runoff), resulting in a maximum discharge rate of 34 l/s. Consequently, the total proposed discharge rate from the site will be limited to 35.9 l/s. This is significantly below the existing brownfield runoff rate and therefore complies with Southern Water's stated requirement that surface water discharge is no greater than existing levels. Accordingly, the proposed drainage strategy will not result in an increase in flows to the public surface water sewer network. It is noted that Southern Water has requested a pre-commencement planning requiring further detail of the proposed means of surface water run off disposal, which will be developed at a detailed design stage to satisfy the requirements of this condition. <u>Foul water</u> Southern Water's response to our request to discharge foul water into their public foul water sewer identified that the additional foul water flows may have a minor increased risk of impact on the existing sewer network. As such Southern Water requested a pre-occupation condition requiring phased implementation of the development in

		alignment with their delivery of sewage network reinforcements. On the 23rd October Southern Water confirmed that upgrades to the Horsham Wastewater Treatment Works is planned for after 2030 with no confirmed timescales. The proposed development does not increase the school's capacity or anticipated occupancy and is intended to provide a long-term replacement for existing temporary teaching accommodation currently provided by portacabins on site. As such, the development is expected to serve existing demand rather than generate a material increase in pupil or staff numbers and associated foul water discharge. It is therefore considered that the proposed development would not result in any increase in wastewater generation and, consequently, would not materially alter wastewater flows from the site. Therefore, we do not consider that the condition requested by Southern Water is necessary and have responded to Southern Water accordingly.
	Requested information	
3	1. *Full calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms are required. Calculations should use FEH rainfall data, a CV value of 1, and a 45% allowance for climate change. If flooding is shown to occur in the 1% AEP or 1% AEP plus climate change event, then the volume and location should be shown on a plan. This should show that it is safely contained on site and does not impact any vulnerable infrastructure.*	Appendix E of the updated Flood Risk Assessment and Drainage Strategy Report (P3003919-BDP-ZZ-ZZ-RP-C-52001 - Rev. P02) provides detailed InfoDrainage calculations for all critical storms up to and including the 1 in 100 year plus 45% climate change storm.* The following design parameters have been used: • Rainfall data: FEH 2022 • CV Value: 1 • Climate change allowance: 1 lin 30 year storm +45% and 1 lin 100 year storm +45%

		There is no flooding present on site for any of the storm scenarios. This is depicted in the InfoDrainage calculations. *Note that InfoDrainage does not allow simulations of 1 in 1 year storm events using FEH rainfall data. Instead, we have included calculations for critical 1 in 2 year events.
4	*2. Detailed drainage plans showing all the proposed surface water drainage features to include invert levels and sizing details of all features.*	The Proposed Below Ground Drainage Layout drawings CRC-BDP-ZZ-00-DR-C-20501 and CRC-BDP-ZZ-00-DR-C-20502 in Appendix E of the updated Flood Risk Assessment and Drainage Strategy Report (P3003919-BDP-ZZ-ZZ-RP-C-52001 - Rev. P02) Appendix E, depict drainage information regarding invert levels and sizing of all features.
5	*3. An agreement with Southern Water for the proposed connection and discharge rate.*	Please refer to the response provided in point 2 above.