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Development Control
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Lead Local Flood Authority
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Date 19 November 2026

Planning Reference: **DC/26/1089**
Site Address: **Collyers School 82 Hurst Road Horsham West Sussex RH12 2EJ**
Planning Description: **Phased development of a Technology Centre consisting of two buildings, associated landscaping, and reconfigured access and parking.**

Dear Alice,

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Flood Risk Assessment & Drainage Strategy, prepared by BDP, dated 10 September 2026, Ref: P3003919-BDP-ZZ-ZZ-RP-C-52001, Rev: P02

The LLFA previously responded to this application in September 2026 stating points of objection due to in sufficient detail on the proposed surface water drainage scheme. Since this response, an updated FRA and Drainage Strategy has been provided to address our concerns. The applicant has provided a Flood Risk Assessment (FRA) and Drainage to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policies of Horsham District Council.

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning policies of Horsham District Council and we would **object** until such time that the details below are submitted for review.

Condition 1:
Prior to commencement of the development, a proportionate surface water drainage scheme construction method statement shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be constructed in

accordance with the approved construction method statement, approved FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure drainage provisions meet the National Standards for Sustainable Drainage Systems and do not increase flood risk on or off site, and to comply with NPPF and Local Planning Policies of Horsham District Council

Condition 2:
The development hereby approved shall not be first bought into use until a site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development in accordance with National Standards for Sustainable Drainage Systems have been submitted to and approved in writing by the Local Planning Authority. This shall include the name and contact details of any appointed management company.

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

Condition 3:
The development hereby approved shall not be first brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built and is operating in accordance with the approved details [Flood Risk Assessment & Drainage Strategy, Ref: P3003919-BDP-ZZ-ZZ-RP-C-52001, Rev: P02]. If the verification report indicates that the drainage system is not built and/or operating as intended, within three months, a scheme of modification/rectification shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the modification/rectification scheme shall be implemented in full in accordance with a timetable to be set out in the scheme.

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

Yours sincerely

Flood Risk Management Team