

PROJECT: Construction of new two storey Special Educational Needs and Disabilities (SEND) College building with associated soft and hard landscaping, a floodlit all-weather pitch, car parking and drop off/pick up facilities and alterations to existing access arrangements

Reference:	WSCC/055/20	Recommendation:		
Revision:	1	Insufficient Information:	Objection:	No Objection:
Date:	12 Mar 21			X

References:

- A, West Sussex LLFA Comments on Application WSCC/055/20 dated 11 Dec 20.
- B. Email: Ray Drabble (LLFA) /Jack Thatcher (Atkinsglobal) dated 11 Jan 21.

1. INTRODUCTION

- 1.1 West Sussex Lead Local Flood Authority (LLFA) has been consulted on the above proposed development in respect of drainage & flood risk.
- 1.2 This is the second response that the LLFA is making to the above application having provided initial comments on 11 Dec 20 (Reference A) and responded to the Applicant's Engineer on 11 Jan 21 (Reference B).
- 1.3 West Sussex LLFA requires FRAs and Drainage Strategies in support of Planning Applications to comply with the West Sussex LLFA Policy for the Management of Surface Water:
https://www.westsussex.gov.uk/media/12230/ws_llfa_policy_for_management_of_surface_water.pdf

2. LLFA REVISED POSITION

- 2.1 No Drainage Strategy has been provided for the above application and therefore the LLFA is not in a position to assess the adequacy of proposed drainage and compliance with LLFA policy. However, in view of the relatively low flood risk set out in the FRA, the LLFA has been requested to handle the current lack of a robust drainage strategy for the development by applying a pre-commencement condition.
- 2.2 It is recommended that the pre-commencement condition should be worded as follows:

No works shall commence on site until a Drainage Strategy in support of the proposed development has been reviewed and approved by the LLFA. This should be consistent with the LLFA Policy for the Management of Surface Water and provide the information sought in paragraph 3.1 of Reference A as amplified by Reference B.

R C Drabble
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Residents' Services – Highways and Transport
West Sussex County Council

Construction of new two storey Special Educational Needs and Disabilities (SEND) College building & facilities; Woodlands Mead College, Birchwood Grove Road, Burgess Hill RH15 0DP

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