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PO19 1RH



**Lead Local Flood Authority**

Jason Hawkes  
Development Control  
Albery House  
Springfield Road  
Horsham  
RH12 2GB

Date 16<sup>th</sup> December 2025

Dear Jason,

**RE: DC/25/0629 – Former Novartis Site, Parsonage Road, Horsham, West Sussex, RH12 5AA**

Thank you for your reconsultation on the above site, received on 02<sup>nd</sup> December 2025. We have reviewed the revised application as submitted and wish to make the following comments.

Following the submission of the Flood Risk Assessment and Drainage Strategy Revision B with supporting documents, our concerns have been adequately addressed. The required amendments and clarifications are summarised in the Applicant's supporting statement dated 21<sup>st</sup> November 2025 Ref: 40263. It is noted that the Applicant recognises the requirement to meet the new National Standards for SuDS. We therefore have **no objection, subject to conditions**:

**Condition 1**

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA dated 24.11.2025 and Drawings and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38.

## Condition 2

The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation,
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

**Reason:** To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38.

## Condition 3

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38.

Yours sincerely,

Natalie Biddulph  
**Flood Risk Management Team**  
[FRM@westsussex.gov.uk](mailto:FRM@westsussex.gov.uk)

## Annex

The following documents have been reviewed, which have been submitted to support the application;

- Drainage Strategy & Flood Risk Assessment by Arch Associates revision B 24.11.2025 with Appendices
- Supporting Letter Nexus Planning 21.11.2025
- Drainage Maintenance Plan Arch Associates 14.03.2025
- Drainage Details: AAL426-AAL- ED-XX-DD-C-5550-P01
- Drainage Details: AAL426-AAL- ED-XX-DD-C-5551-P01
- Drainage Details: AAL426-AAL- ED-XX-DD-C-5552-P01
- Drainage General Arrangement: AAL426-AAL- ED-XX-DP-C-5100-P04
- Drainage: AAL426-AAL- ED-XX-DP-C-5101-P04
- Drainage: AAL426-AAL- ED-XX-DP-C-5102-P04
- Drainage: AAL426-AAL- ED-XX-DP-C-5103-P04
- Drainage Catchment Plan: Drainage: AAL426-AAL- ED-XX-DP-C-5103-P03
- Overland Flow Route Plan: Drainage: AAL426-AAL- ED-XX-DP-C-5103-P03
- Drainage Notes: AAL426-AAL- ED-XX-LS-C-5199-P01