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Lead Local Flood Authority

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

Date 16th September 2026

Dear Jason,

RE: DC/26/1240 - Mowbray Employment Park Horsham West Sussex

Thank you for your consultation on the above site, received on 25th August 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an Outline planning application (all matters reserved) to provide an Employment Park comprising flexible commercial, industrial and logistics uses (Use Classes E(g), B2, B8), healthcare (Class E(e) including pharmacy) and commercial leisure.

An Outline planning permission was previously granted for an Employment Park at this location through DC/16/1677. This application varies from the previously approved Outline application as it allows for more flexibility with the type of use. Given that this is a new application, the details provided should be guided by the **latest** planning policy and guidance. It is noted that since the previous application (DC/16/1677), there have been several iterations of NPPF and PPG Flood Risk and Coastal Change, and the National Standards for SuDS have been introduced. Any new applications must comply with these current standards and guidelines.

The LLFA is concerned that the proposed surface water drainage scheme has been based on the Outline drainage strategy approved through DC/16/1677 and subsequent planning conditions and has not considered the National Standards for SuDS and the updated requirements within NPPF. The proposed drainage strategy utilises a significant amount of underground storage and whilst we note reference is made to additional SuDS features at detailed design stage; we would ask for consideration to be made at this stage. There are various other employment parks elsewhere which utilise SuDS.

As a minimum the Drainage Strategy should be updated to specifically reference the National Standards for SuDS and ensure the proposed development complies with the requirements of these Standards. Subsection F8 of NPPF states that "Sustainable Drainage Systems should be designed in accordance with the National Standards for

Sustainable Drainage Systems” and therefore without this clarification, the application is not compliant with NPPF.

We therefore **object** to this application and require further information. The application is not in accordance with the NPPF.

The LLFA have the following guidance which may be useful [Sustainable drainage systems - West Sussex County Council](#). This also includes a national proforma which other developers have found useful.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
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Annex:

The following documents were reviewed when responding to the application:

- Flood Risk Assessment, prepared by Glanville, dated 30 June 2026, Issue 5