

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 30th November 2025

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

Dear Jason,

RE: DC/25/1543 – Mowbray Development Site, Employment Land

Thank you for your consultation on the above site. We have reviewed the application as submitted and wish to make the following comments.

This is a full planning application for the construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.

We note the section which states that Catchment 6 will drain into the already constructed attenuation basin with restricted outfall for an earlier phase.

We object and require additional information regarding:

We disagree with the statement that while this is a full planning application, this application is based on the outline site-wide drainage strategy. This is because policy and guidance have both changed since the site wide drainage strategy was created, and this new application must be in accordance with policy etc at the time of determination as it is a full planning application (not a reserved matters).

We require evidence to demonstrate how the application follows the National Standards for SuDS. This has replaced the previous WSCC Policy for the Management of Surface Water. We suggest addressing each Standard in a separate drainage report section. We'd then suggest that the Case Officer consults HDC landscaping, so they can assess the Drainage Strategy from an amenity and possibly biodiversity perspective.

Appropriate easements for the basin and the watercourses/culverted watercourses are required to be on drawings.

The exceedance plan shows that during exceedance events, surface water from the highway will enter watercourses, without required water quality treatment.

We note that OWC pre-application advice was sought for this site.

We will consider reviewing this objection when the issues highlighted above are adequately addressed and we are formally reconsulted.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

Flood Risk Assessment by Glanville, 12th September 2025, Issue 2