



**ARCH
ASSOCIATES**

DRAINAGE TECHNICAL NOTE



NOVARTIS – PHASE 3
HORSHAM, WEST SUSSEX



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for

NOVARTIS – PHASE 3
HORSHAM, WEST SUSSEX

Client:

Lovell
Suite B,
Broadmeade House,
Farnham Business Park,
Farnham
GU9 8GT

ISSUE		A	B	C
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1.0 Executive Summary

As part of our wider appointment to develop the detailed drainage design for the proposed development at Novartis – Phase 3, Horsham, Woodgate, Arch Associates Limited has been commissioned by Lovell to prepare a Technical Note to discharge the following relevant planning condition conditions from the decision referenced DC/25/0415.

7 *Pre-Commencement Condition: Other than works of site survey and investigations, 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, Flood Risk Assessment and Drainage Strategy (Project No. 17100 Issue C dated 12.09.2025) 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 of the Horsham District Planning Framework.

18 *Pre-Occupation Condition: 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:

- (a) Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect*
- (b) 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 in Horsham District Planning Framework.

For clarity and ease of reference, the following technical submission will be itemised for each planning condition.

2.0 Technical Submission

2.1 Pre-Commencement Condition 7

Other than works of site survey and investigations, 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, Flood Risk Assessment and Drainage Strategy (Project No. 17100 Issue C dated 12.09.2025) 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.

RESPONSE:

The surface water strategy design put forward at planning stage has been taken forward by Arch Associates to the detailed design stage. The design concept remains the same, whereby the surface water system discharges by gravity to either an existing Southern Water sewer or a newly proposed Southern Water diversion, with the combined discharge rate distributed between each outfall. Noting the size of the existing sewer to be diverted, this will be carried out under a S185 application led by Southern Water. The planning drainage documents can be found in Appendix 1 of this report and includes the Southern Water Asset Location Map.

After the planning decision notice was issued on 16/01/2026, discussions with West Sussex County Council (WSCC) have led to a number of the internal roads being designated for adoption by S38 agreement, therefore requiring that the drainage within the extent of these roads be adoptable. To suit WSCC requirements, the attenuation tanks have been relocated to be outside of the adoptable road extents. Permeable paving has also been redesigned and is consolidated within car parking areas. From a foul water network perspective, an adoptable pumping station has been introduced to the east of the site, which will serve the dwellings that cannot drain to the existing public sewer by gravity. Appendix 2 contains the detailed drainage drawings, inclusive of General Arrangements drawings, Manhole Schedules, Construction Details and the external levels drawings. The proposed adoptable road extents can be seen in Appendix 3.

The detailed surface water hydraulic calculations have also been provided within Appendix 4.



2.2 Pre-Occupation Condition 18

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:

- (a) Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect*
- (b) 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.*

RESPONSE:

The maintenance regime of the surface water drainage system and its components is outlined within the accompanying Arch Associates Limited SuDS Maintenance Manual, which can be found in Appendix 5 of this report. Maintenance of the adopted portions of drainage will be the responsibility of the adopting authority. Maintenance of all remaining private drainage will be the responsibility of the management company.

