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Lead Local Flood Authority

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

Date 25th June 2026

Dear Jason,

RE: DC/26/0731- The Mowbray Development Site Horsham West Sussex

Thank you for your consultation on the above site, received on 21st May 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the construction of a primary road through Sub Phase 2C, footpaths and cycleways, foul and surface water drainage including SuDS basins, landscaping, and associated infrastructure.

Following a review of the documents submitted, we require further information on:

- **Urban creep** – As mentioned for several other applications, the Policy for the Management of Surface Water has been superseded by the National Standards for SuDS, therefore 10% urban creep is required.
- **Long Term Storage** – we have some concerns that Table 8 does not correspond with the InfoDrainage outputs. For example, for catchment 9, Table 8 states that 2,976 m³ of storage volume is provided below the first flow control. However, in the InfoDrainage outputs, the volume at 1.10m depth (relevant flow control level), the volume is 1,732.6 m³. We therefore request that long term storage calculations are reviewed by the applicant and additional information provided to demonstrate it is sufficient for all catchments. This will ensure that flood risk is not increased elsewhere.
- There are some clashes between the landscaping plans and basins, which could affect maintenance.
- The easement for culvert 2 needs to be added, to ensure there is maintenance access.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
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