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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 04/09/2026

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

Dear Jason,

**RE: DISC/26/0259 - Former Novartis Site Parsonage Road West Sussex
Horsham RH12 5AA**

Thank you for your consultation on the above site, received on 18/08/2026. We have reviewed the application as submitted and wish to make the following comments.

This application is for approval of details reserved by conditions 5, 7, 8, 18 and 29 to approved application DC/25/0415 (condition 7 wording amended under Non-Material Amendment application DC/26/0876)

The LLFA have reviewed the documents submitted in relation to Conditions 7 and 18, as they relate to surface water drainage. For reference, Conditions 7 and 18 are worded as follows:

*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, and the principles described within the 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) (b) Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect 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.

We currently **require additional/updated information** as below:

- 1) We note that there have been amendments to the overall scheme, as outlined in the Arch Associates Drainage Technical Note dated 31/07/2026 (extract below):

“After the planning decision notice was issued on 16/01/2026, discussions with West Sussex County Council (WSSC) 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 WSSC 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.”

As such, please can the Applicant confirm if this has resulted in any change of impermeable area? The drainage calculations provided are dated prior to these amendments (11/09/2025), and if any changes will affect these calculations they should be updated and resubmitted accordingly.

As such, we are **unable to recommend the discharge of Conditions 7 and 18 at this time**, pending a response to this enquiry.

Upon receiving a formal reconsultation request from the LPA, when any further information is submitted, we will review the application in full and provide an updated response.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team
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