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County Hall
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West Sussex
PO19 1RH



Lead Local Flood Authority

Date 04/09/2026

Sophie Moore
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sophie,

RE: DISC/26/0263 - Former Fire Station Hurst Road Horsham

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 4 and 8 to approved application DC/25/1266

The LLFA have reviewed the documents submitted in relation to Condition 4, as it relates to surface water drainage. For reference, Condition 4 is worded as follows:

"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, based on the principles established in the Proposed Surface Water Drainage Strategy (NJP Engineers Ref: RN/11090 Version 1.2 December 2025) and drawing 11090-500P Rev C. The scheme shall be constructed in accordance with the approved details and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. We have concerns that the submitted information does not meet with the requirements above and that the proposal may increase the risk of flooding elsewhere or to the proposed development."

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

- 1) Please update the microdrainage calculations to include the latest appropriate allowance for climate change (currently 45% for the 1% annual exceedance event upper end allowance in this management catchment).

- 2) It is noted that there is a flood exceedance event at node S15 within the current calculations. After the above point 1 is addressed, please can the Applicant set out how this (with any revised volume) is safely retained on site. It would be of assistance to us to have the extent depth and location overlaid on the drainage plan or exceedance flood routing plan in order to determine any risk factors.
- 3) It is noted that the cover level for the outfall connection manhole (S6) differs on the drawing to the calculations provided. Please can this be reviewed also and any revisions made as necessary for completeness.

As such, we are **unable to recommend the discharge of Condition 4 at this time**, pending responses to the above.

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

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

- Drainage Layout : CS260706-102
- Drainage Areas Plan : CS260706-104
- Rain Garden Suds Feature : CS260706-106
- Attenuation Tank And Flow Control Chamber : CS260706-107
- Construction Stage Surface Water Management Plan
- Site3D Drainage Simulation Results 02/08/2026