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Lead Local Flood Authority

Date 08th July 2026

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

Dear Jason,

RE: DC/26/0876 – Former Novartis Site Parsonage Road Horsham RH12 5AA

Thank you for your consultation on the above application, received on 18th June 2026. Thus is an application for a Non Material Amendment to previously approved application DC/25/0415 (The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works.) amendments to highways network and drainage infrastructure.

It is our understanding that the Applicant wishes to vary the terms of condition 7, which we will comment on as it relates to drainage. For ease of reference, the below is extracted from the Applicant's submission:

<u>Condition 7 ('Surface Water Drainage')</u>	
It is proposed that the drafting of Condition 7 is amended as follows:	
Current drafting.	Proposed drafting.
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.	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.	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 strategy shall occur with prior written approval of the Local Planning Authority.	No alteration to the agreed drainage strategy shall occur with prior written approval of the Local Planning Authority.

Whilst we have no objection in principle to an amendment to the wording, we would strongly recommend the LPA considers the below:

- Any revision to the foul pumping station site should consider surface water flood risk at potential new locations, in order to choose a site outside of modelled flood extents (with suitable mitigation for protection if unavoidable).
- Without a revised drainage strategy (including plans and calculations) to review, we cannot appraise the viability of the revisions and comment on the Applicant's likelihood of discharging the updated condition in the future. In particular, the Applicant has stated the attenuation tank volume will be reduced. It must be ensured that adequate storage volume is available on site to achieve the approved discharge rates and so as not to increase flood risk onsite or elsewhere.

Yours sincerely

Natalie Biddulph
Flood Risk Management Team

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