

Ground Floor  
Northleigh  
County Hall  
Chichester  
West Sussex  
PO19 1RH



**Lead Local Flood Authority**

Date 03/02/2026

Matthew Porter  
Development Control  
Horsham District Council  
Albery House  
Springfield Road  
Horsham  
RH12 2GB

Dear Matthew,

**RE: DC/25/2087 Thakeham Tiles Ltd Rock Road Storrington RH20 3AD**

Thank you for your consultation on the above site, received on 13<sup>th</sup> January 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an Outline application for the demolition of existing buildings, and the re-development of the site for up to 108no. dwellings (including a mix of private and affordable housing units), with associated infrastructure including vehicular, cycle and pedestrian access, parking, landscaping, open space and play provision, and sustainable drainage with all matters reserved except access.

At present we **object and require additional information regarding:**

1. A revised existing drainage plan, illustrating:
  - a) Onward connectivity of the watercourses being utilised for the two discharge locations.
  - b) Any existing drainage features to be retained post development (if applicable)
2. A catchment plan detailing which areas of the site are to drain to which attenuation features.
3. Revised calculations including the correct 1:100 plus climate change allowance for peak rainfall this catchment (currently 45%) and utilising FEH 2022. We will need to see the microdrainage calculations for the output for the critical result by maximum level for 1 in 100 plus appropriate allowance for climate change.
4. It is noted from figure 4 of the Applicant's flood risk assessment that in some site areas the sequential approach to location of development in relation to surface water flood risk has not been followed. This should be considered with regard to the site layout, as there are currently properties proposed in surface water flow path areas.

We will consider reviewing this objection when the issues highlighted above are adequately addressed and we are formally reconsulted.

Yours sincerely,

Natalie Biddulph  
**Flood Risk Management Team**  
[FRM@westsussex.gov.uk](mailto:FRM@westsussex.gov.uk)

## **Annex**

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

- PROPOSED DRAINAGE STRATEGY PLAN: 37212-STN-XX-XX-DR-C-2200, REV P01
- DRAINAGE STRATEGY 37212-STN-XX-XX-RP-C-0001-P02 13/11/2025
- FLOOD RISK ASSESSMENT 37212-HYD-XX-XX-RP-WENV-0001 13/11/2025

