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PO19 1RH



Lead Local Flood Authority

Nicola Pettifer
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Date 11th September 2025

Dear Nicola,

RE: DC/25/1155 Land East of Tilletts Lane Warnham

Thank you for your consultation on the above site, received on 19th August 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a full application for the erection of 59 dwellings with associated open space, landscaping, parking, access, and drainage infrastructure

At present we **object** to the application as further information is required. Please could the Applicant assist with the below:

- 1) The exceedance routes appear to affect both existing properties and areas outside the red line boundary (in particular Robinsgreen and surrounding land south of the access road) and potentially plots 47 and 50. Please can the exceedance routes be checked and clarification provided for these areas in particular. It may be of benefit to overlay the exceedance plan over topographic data to demonstrate the exceedance flows will not impact these area.
- 2) We will require further information regarding the ordinary watercourses on site, as their onward connectivity is not clear. Please can the Applicant provide updated drawings showing the precise locations of each watercourse with hard bed and bank levels. It is important for us to understand how they connect to the wider network, and any existing structures (culverts, outfalls etc) should also be marked with their invert levels and pipe diameters where applicable. We will need to see how the surface water discharge could affect flood risk offsite as we are aware of known flood concerns in the area. A CCTV survey of the wider system may be required to demonstrate this.

- 3) To allow us to check the calculation parameters, send the FEH 2022 point data file for the site to the Flood Risk Management Team. This data will be dealt with in accordance with 5.1.7 of the FEH Web Service terms of use. Please send it to FRM@westsussex.gov.uk, **not** the case officer, as this information must remain confidential to follow the terms of use. Please title this email: "**DC/25/1155 FEH Point File**"
- 4) It is noted that there is only one discharge point within the site, however the evidence provided shows there is more than one catchment within the site. The surface water drainage system will need to mimic the natural drainage of the site, for example it is unclear why there is not a direct outfall from basin 1 to the adjacent watercourse. This could increase flood risk elsewhere as the distribution of surface water runoff will not be as existing, rather concentrated in one location. Please can this be reviewed and clarified.
- 5) Please revise calculations utilising a surcharged outfall to the top of bank level.
- 6) The drainage plan needs to evidence a 3m easement buffer (from top of bank) for all SuDS basins and watercourses to allow for maintenance access.
- 7) We would recommend Southern Water are consulted regarding the foul pumping station to ensure the appropriate standoff distances/easement buffers have been included in the layout, if not already established.
- 8) As an advisory, as with previous applications we would flag that the policy referred to at 7.10 is no longer valid and not in effect. The latest National Standards for SuDS (July 2025) should be followed.

Upon receipt of the above we will be in a position to comment further.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team

Annex:

Documents considered as part of this response:

- Flood Risk Assessment and Drainage Strategy 9 May 2025 1lbwar/ 2404044