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Lead Local Flood Authority

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

Date 28th November 2025

Dear Nicola,

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

Thank you for your reconsultation on the above site, received on 20th November 2025. We have reviewed the application as submitted and wish to make the following comments.

Following the submission of the additional information, our previous concerns have been adequately addressed. The Applicant has sufficiently clarified their calculations and provided more context regarding the watercourses on site. The approach taken to the freeboard calculation is acceptable on this occasion.

We would highlight as an advisory that the Applicant is proposing to create a 1m wide gap in the hedging adjacent to basin one's southerly inlet, for maintenance access. We have no objection to this solution however the LPA may wish to consult other relevant consultees regarding the effect on the hedgerow.

We therefore have **no objection, subject to conditions:**

Condition 1

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, FRA dated 09 May 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, National Standards for SuDS and Local Planning Policies.

Condition 2

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:

- I. a timetable for its implementation,
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- III. 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.

Condition 3

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38 in Horsham District Planning Framework.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team

Annex:

Documents considered as part of this response:

- Technical Note 3 dated 19th November 2025
- Revised drawing 2404044-0550 P08
- Flood Risk Assessment and Drainage Strategy 09/05/2025