

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 September 2025 08:17:31 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1155
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 02/09/2025 8:17 AM.

Application Summary

Address:	Land East of Tilletts Lane Warnham
Proposal:	Erection of 59 dwellings with associated open space, landscaping, parking, access, and drainage infrastructure.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	18 Freeman Road Warnham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other
Comments:	<p>FLOODING AND DRAINAGE</p> <p>I am concerned that surface water drainage from the entirety of the development is proposed to be discharged to the ditch east of the playing fields. The Site does not fall towards this feature naturally and therefore does not drain to this feature under the existing, natural drainage regime. Therefore, introducing new flows to this ditch network may redirect flows and increase</p>

flooding within the ditch and downstream area - this has not been assessed as part of the FRA.

The FRA does not set out that the receiving ditch has any downstream connectivity and therefore there is no proof that a new discharge would not result in an increased risk of flooding to residents downslope of the development/ditch. The ditch that runs south of the school and footpath already floods frequently - there is no assessment within the FRA to demonstrate whether the development and positive discharge to the ditch network would result in a negligible impact on flood risk. I suggest modelling is completed to understand the impact that these new flows (that do not reach this network under the existing scenario) would have on the downstream network and properties.

Given the topography of the Site and positions of SuDS features, I do not have comfort that during an exceedance event (increasing likely with climate change), exceedance flows would not impact the residents of Freeman Road. There are no cut off SuDS features to intercept exceedance flows from the southerly proposed dwellings before flows would reach Freeman Road.

The InfoDrainage results provided as an appendix to the FRA do not include the results of the modelling and instead include the inputs. Therefore there is no information provided on how the proposed drainage system operates, or confirmation of the contributing / drained impermeable area.

The FRA states that the development area has been sequentially located outside of areas at risk of surface water flooding, however no overlay is provided to confirm this. I suggest that an overlay is provided to demonstrate this.

ACCESS / TRANSPORT

I have concerns that the development would lead to congestion within the village. We already experience congestion and have issues with parking which I am concerned would be exacerbated by the proposed development.

Kind regards

Telephone:

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