WARNHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	**Land East of Tilletts Lane Warnham**
PROPOSAL:	**Erection of 59 dwellings with associated open space, landscaping, parking, access, and drainage infrastructure.**
REFERENCE:	DC/25/1155
RECOMMENDATION:	Objection

Warnham Parish Council notes that this site is allocated in the Warnham Neighbourhood Plan. However, allocation does not remove the requirement for any proposal to be demonstrably safe, sustainable, and resilient. Having reviewed the application documents, received expert consultee input, and considered additional representations from residents, the Parish Council places on record the following concerns and requirements. These must be addressed in full for the scheme to be considered acceptable. If not secured through conditions or obligations, the Council reserves the right to object formally.

1. Flood & Drainage

- **Tilletts Lane already suffers from severe flooding due to blocked culverts, missing ditches, and unmanaged runoff, impacting properties at Friday Street, Freeman Road, and along Tilletts Lane.**
- **The applicant's FRA and SuDS strategy rely on these same failing systems, with insufficient clarity on climate change allowances for increases in rainfall or exceedance routes.**
- **The proposed SuDS basin in the south-west of the site will discharge into Tilletts Lane, which is already prone to flooding.**
- **Residents of Freeman Road report multiple flooding incidents every year from runoff originating on this site, contradicting the "low risk" assessment in the applicant's documents.**
- **Concerns are raised to the management of the ponds as they stand during both heavy rainfall and summer dry weather.**

  The council offer the recent WSCC highway report as reference to the current flood situation on Tilletts Lane and land to be developed and surrounding runoff from the applicants land.

Required conditions:

- **Grampian condition requiring clearance and reinstatement of all off-site ditches by the applicant (as detailed in the WSCC highway report) and culverts before any occupation.**
- **SuDS system to be climate-proofed with clear exceedance routes demonstrated.**
- **Legally binding long-term funded maintenance plan with a named accountable body.**
- **Southern Water to be formally consulted on village-wide sewer/drainage capacity before approval.**

2. Highways & Access

- **908 extra daily trips are forecast. The Y-junction and blind corners remain unsafe, and Knob Hill is still subject to a 60mph limit.**
- **Residents of Hawthorns, Oak Ridge, Lowwood, and Robins Green have raised major concerns about the safety of the site entrance and potential conflicts with their existing accesses.**
- **Wider resident feedback highlights that Warnham's lanes already act as a rat run at peak times, with safety issues for pedestrians, horse riders and pets.**

Build up at junctions to A roads already lead to long tailbacks of vehicles and this situation can only worsen with this development.

Required conditions:

- **Independent Road Safety Audit for the site entrance, junctions, with redesign if necessary.**
- **Speed limit reduction to 30mph along Knob Hill and traffic calming measures introduced to Mayes Lane junction.**
- **Curbed junction designs to intercept water and protect the road surface.**

Knob Hill drainage be investigated to prevent flow of water from the site to the road network

Speed reduction in place within the site prior to accessing Knob Hill.

3. Parking Pressure

- **A Parish survey found:**
  - **~19% overall adoption rate (Lucas Road 36%, Gregsons 19%, Tilletts Lane 13%).**
  - **60% of households run 2 or more cars.**
  - **1 in 3 households have no driveway or formal off-street parking.**
  - **Overflow parking is spilling onto pavements and verges, causing hazards and damage.**
- **External demand from school drop-off/pick-up, the pub, gym, and walkers adds further pressure.**
- **Residents highlight that existing problems on Tilletts Lane, Lucas Road and Gregsons are acute, with pavement blocking, verge damage, and visibility hazards at junctions.**

Required conditions:

- **Adequate on-site parking to avoid overspill into surrounding roads.**
- **Developer to work with WSCC on measures to relieve existing pressure on Tilletts Lane and Gregsons (e.g. visitor parking/community car park provision).**
- **Consideration of the allocation of further land within or adjacent to the development for additional parking provision to relieve pressure on surrounding streets.**

4. Waste Management

- **Residents of Hawthorns, Oak Ridge, Lowwood, and Robins Green are concerned about waste collection, as they currently use the proposed access route. There is uncertainty as to how bin collection will function safely and practically once the development is built.**

Required conditions:

- **Submission of a waste collection and storage strategy that ensures continued safe collection for existing residents and avoids obstruction of lanes and footways.**

5. Construction Traffic

- **Risk of HGVs damaging village lanes and verges if routed through the centre.**
- **Concerns raised about large machinery and low loaders struggling on Knob Hill and School Hill junctions.**

And construction noise

Required conditions:

- **Binding Construction Traffic Management Plan.**
- **All site traffic routed via A24 → School Hill → Knob Hill.**
- **Hours limited to weekdays 8am–5pm, no weekend working.**
- **Developer to fund pre- and post-construction road surveys and repairs.**

6. Sustainability & Environment

- **EV chargers on all dwellings are welcomed.**
- **However, there is no clear commitment to solar panels, heat pumps, rainwater reuse, or a robust 30-year Biodiversity Net Gain plan.**
- **Sussex Ornithological Society has raised concerns that no full winter or breeding bird surveys have been carried out, despite the site hosting 70 recorded species (13 red list, 19 amber list, 13 Section 41).**
- **Resident evidence also highlights hedgerows used by linnet, goldfinch, yellowhammer, deer, slow worms, and grass snakes – habitats which will be lost unless mitigated.Residents required to maintain common ground seems unfeasible in both willingness and skills required**

Documentation seems to be incomplete on ecology subjects.

Required conditions

- **All dwellings to be all-electric, with air/ground-source heat pumps and solar PV.**
- **Rainwater harvesting/greywater reuse measures to be included.**
- **Revised Landscape and Ecology Management Plan to include results of full bird and species surveys.**
- **Delivery of at least 10% Biodiversity Net Gain, with 30-year management and monitoring.**
- **Features such as hedgehog highways, swift bricks, and bat boxes to be integrated.**

Formal management of common lands must be agreed prior to occupancy.

7. Heritage & Design

- **Conservation officer has already raised concern over the use of pantiles. These are inappropriate for Warnham.**

- **Residents have raised concerns that the elevated position of the site will affect long countryside views.**

Required conditions:

- **Use of plain clay tiles and vernacular detailing.**
- **Strengthened landscaped buffers on rural edges.**
- **Tree Protection Orders on key trees along Tilletts Lane.**

8. Process & Legal Risks

- **Application was lodged in August, limiting resident engagement.**
- **Consultation period allowed only three weeks for over 100 documents – insufficient time for detailed review.**
- **Concerns remain over whether all neighbour notifications were properly served.**
- **One objection raises an easement/right of way issue, which is a potential delivery risk.**

Required actions:

- **HDC to confirm all notifications have been served correctly.**
- **Extend consultation period if deficiencies are found.**
- **Applicant to evidence resolution of any private rights/easements before determination.**

Conclusion

Warnham Parish Council notes the site allocation but finds that, as submitted, the application does not adequately address flooding, highways safety, parking pressures, waste collection, sustainability, or biodiversity. These are all material considerations. Unless the above conditions and requirements are secured in full, the Parish Council will be compelled to object formally to this application.

NAME:	OPTIONAL
DATE:	8th Sept 2025

Riparian Drainage Project Officers
Investigation Report
Highways Operations
Ver – 2.0

RDPO Investigation Report

Details

RDPO Temp Confirm No.	None Raised
RDPO Officer	SW
Date Investigation Complete	11 July 2025
Road Name/No.	Tilletts Lane
Area/Town	Warnham
Riparian Issue?	Yes
Highway Flooding?	Yes

Introduction

It is the role of the West Sussex County Council Riparian Drainage Project Officers team (RDPO) to investigate flooding exacerbation concerns affecting West Sussex maintained highways, which may be attributed to breaches of Riparian responsibilities as defined under the Land Drainage Act (LDA) 1991.

This report is the summary of the RDPO team's investigation into the flooding exacerbation and Riparian breach concern.

It is intended for this report to serve the following purposes:

- An objective analysis of root causes into a flooding concern that affects part of the West Sussex County Council maintained highways.
- A long-term record of flooding events, which can assist the West Sussex Lead Local Flood Authority with County-wide flood risk evaluation.
- A source of information and advice to associated stakeholders.
- To be used as evidence, in the event of enforcement action being taken against Riparian landowners, where breaches of the LDA 1991 are causing flooding to the West Sussex County Council maintained highways.

The primary audience for this report is intended to be the West Sussex County Council Highways Operations teams. Secondary audiences for this report are those stakeholders who may be impacted by the flooding or are causing it, such as Riparian landowners, third-party landowners and sewerage undertakers. Tertiary audiences for this report are interested stakeholders such as the West Sussex Lead Local Flood Authority, District and Borough Councils, and Town and Parish Councils.

Whilst this report remains the property of West Sussex County Council, it should be classified as public.

Every effort has been made to ensure this report is accurate, using all appropriate information available at the time of writing. This report remains the professional opinion of the RDPO team. If any further information is presented by any source, then a further addendum report in support of this report could be produced at the discretion of the RDPO team and its managers.

Background

Following heavy rainfall events over winter 2023/2024, flooding at Tilletts Lane (class D 60mph), Warnham, has been reported to WSCC Highways. In addition to safety, the flooding is causing a further concern of damage occurring to the road. This highway flooding concern has been presented to the RDPO team for investigation as it is suspected that a watercourse with riparian rights and responsibilities may causing or exacerbating the flooding. The area in question with highway flooding is commonly known as Tilletts Lane (image 1).

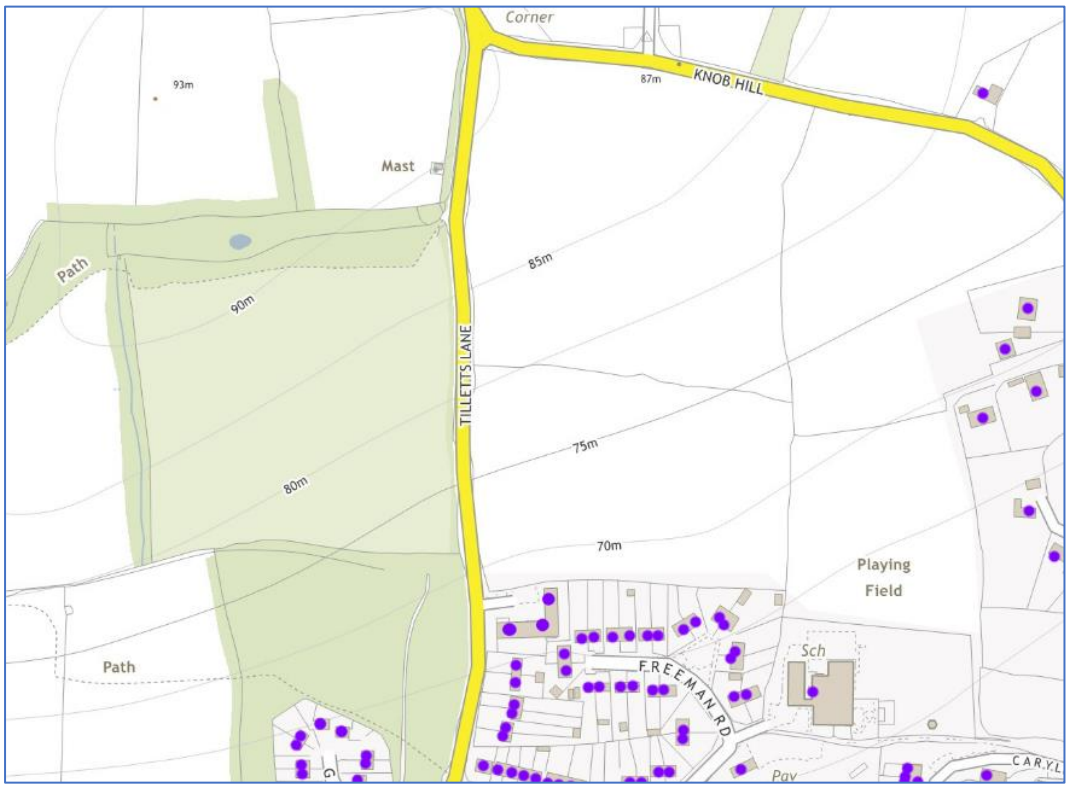

Image 1. Tilletts Lane. Source: WSCC GIS highway mapping. Accessed: 02/06/2025

Warnham Parish Council describe the flooding concern as:

'***Tilletts Lane has significant water runoff issues, causing flooding in rear gardens and excessive water on the highway. The main causes are a blocked drain, a ditch needing reinstatement, and uncontrolled runoff from Sands Farm, which breaches the highway and affects properties.'***

Because this highway flooding concern is suspected as being exacerbated by the condition of watercourses, the RDPO team will investigate and share findings with all relevant stakeholders.

This report is the conclusion of the RDPO team's investigation, which aims to provide insight into the root causes and provide advised actions for any identified stakeholders that may help reduce flooding occurrence.

Investigation Summary

Pluvial Flood Risk

The flood affected road is situated within an area of identified high to low surface water flood risk, as per Environment Agency surface water flood mapping (image 2).

Image 2. Tilletts Lane area highway overlaid with surface water flood risk extents. Source: Ordnance survey mapping and Environment Agency surface water flood maps (extents). Accessed: 07/07/2025

Darkest blue indicates possible flooding extent for rainfall up to the 1 in 30 chance of occurring and is considered 'high' flood risk; mid-blue indicates flood extent for up to the 1 in 100 chance and is considered 'Medium' flood risk; and light-blue indicates flood extent for up to the 1 in 1000 chance and is considered 'Low' flood risk.

This indicates that under rainfall conditions of up to the 1 in 100 chance of occurring, flooding is likely to occur to part of this road and some adjacent residential areas. It should therefore be expected that, even if all drainage systems are running clear and unobstructed, flooding can occur in this area as shown in the pluvial flood maps.

Catchment

The area of land that contributes to the surface water flood risk at the road (Catchment A) is approximately 6.288 Hectares (image 3).

There is an additional catchment (Catchment B) from part of the open field north of Freeman Road. This appears to contribute to an over land surface water flood flow route that will drain into the lower residential area (Images 3 and 4). Both catchments are separated by Tilletts Lane.

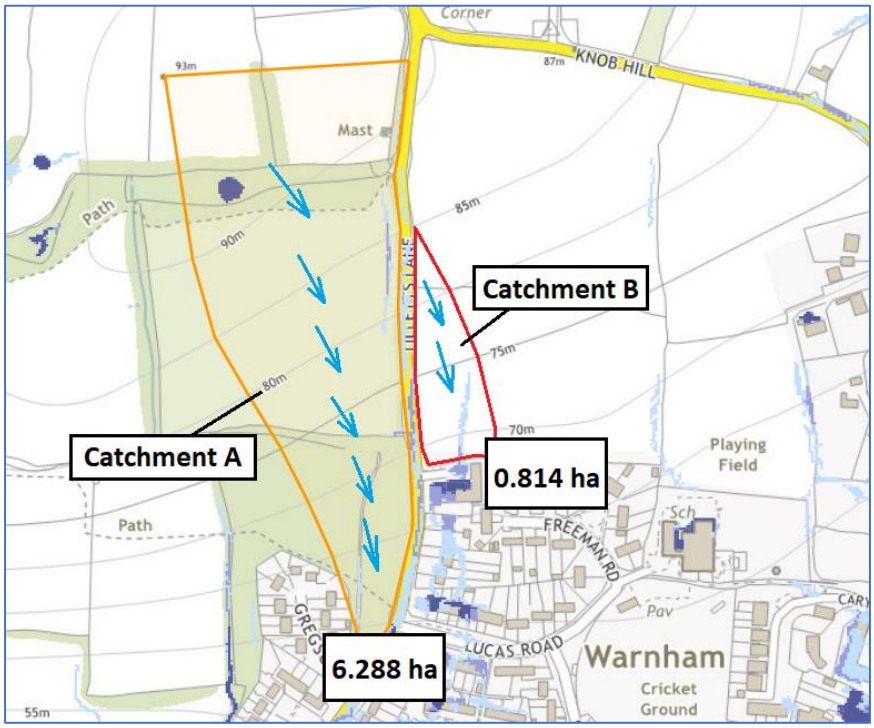

Image 3. Catchment A area of Tilletts Lane surface water flood risk—approximately 6.288 Hectares, and Catchment B area of Freeman Road surface water flood risk—approximately 0.814 Hectares. Source: OS mapping overlaid with Environment Agency surface water flood mapping (extent) and measuring tool annotation. Accessed 07/07/2025

Catchment A is made up of a mix of open field/agricultural land and woodland. Catchment B is made up of open field/agricultural land.

Under normal, low intensity rainfall conditions, the catchments are expected to drain generally through natural processes such as percolation and evapotranspiration (water lost through plant transpiration and soil and plant evaporation).

Under high intensity rainfall conditions, and conditions of soil saturation, the catchments are expected to produce surface water quickly. Water will then drain over land via gravity to lower areas.

Topographic flow directions have been marked with blue arrows.

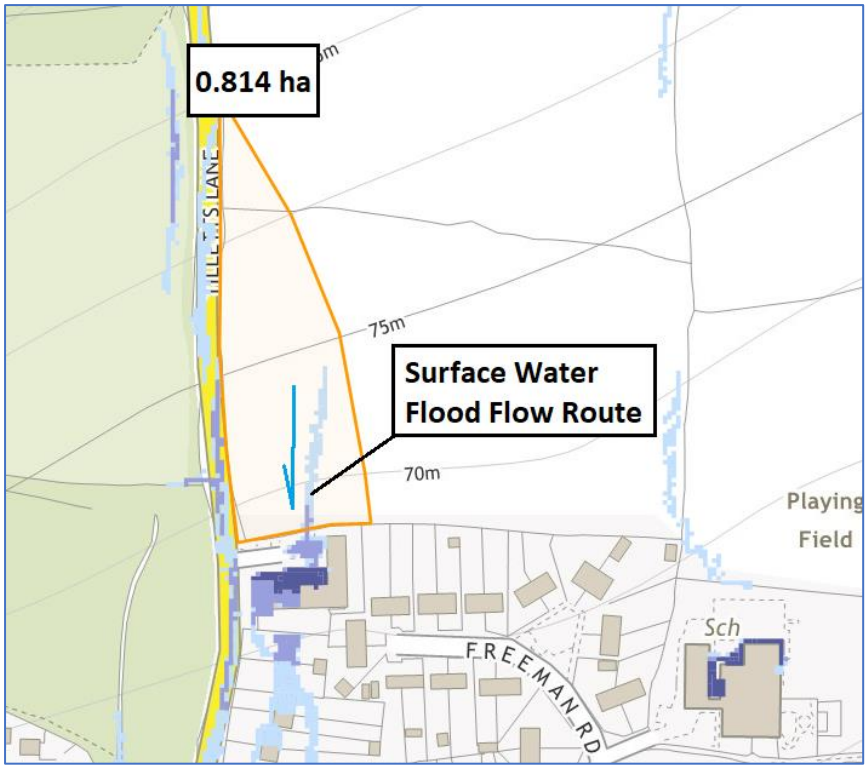

Image 4. Detail of Catchment B area of Freeman Road surface water flood risk—approximately 0.814 Hectares. Source: OS mapping overlaid with Environment Agency surface water flood mapping (extent) and measuring tool annotation. Accessed 07/07/2025

Geology

The British Geological Society identifies this catchment area being predominantly made up of weald clay soils (image 5).

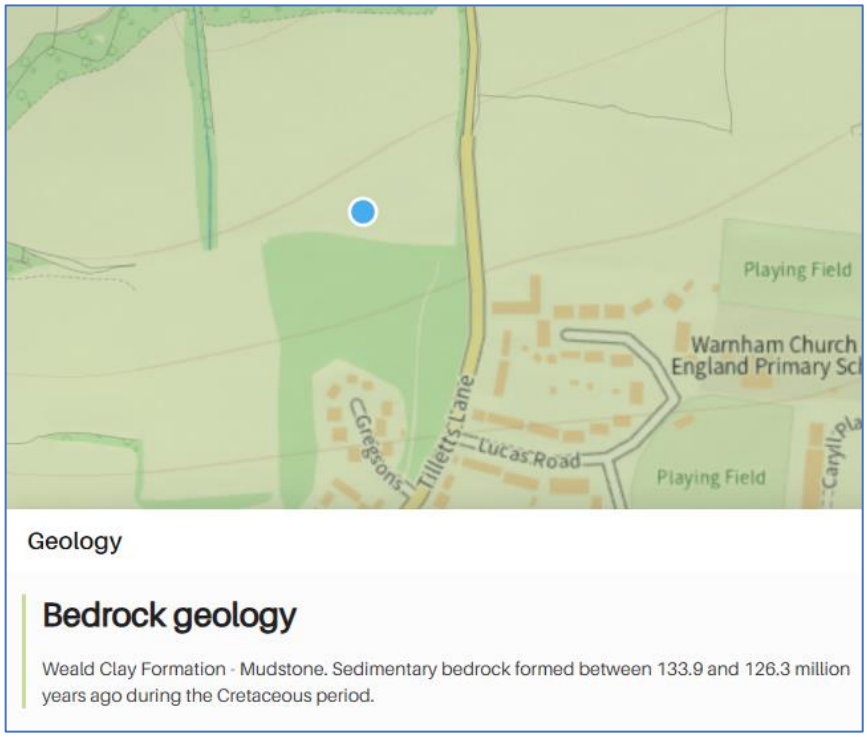

Image 5. Extracted image from British Geological Society (BGS) geology web viewer portal. Showing catchment area at Tilletts Raod being predominantly weald clay. Source: BGS Geology Web Viewer

BGS Geology Viewer (BETA)

Accessed: 07/07/2025

This means that the topsoil ground layer is likely to saturate with water quickly due to very low porosity (ability to allow water to soak downwards into the soil under gravity) in the clay layers just below. With these ground conditions, when prolonged or higher intensity rainfall occurs, surface water run-off is likely to manifest at the surface quickly. This catchment could therefore be considered as "flashy", which means water levels within the watercourse systems are likely to rise quickly to flood under heavy and/or prolonged rainfall conditions. This can result in a fast-rising peak flow water level downstream.

Climate Change

Changes to the Earth's climate from warming temperatures is affecting the weather of the world. One of these effects are changes to rainfall patterns, which in turn increases the risks of flooding.

The Met Office webpage on climate change informs:

'Heavy rainfall is also more likely. Since 1998, the UK has seen six of the ten wettest years on record. The winter storms in 2015 were at least 40% more likely because of climate change.'

https://www.metoffice.gov.uk/weather/climate-change/effects-of-climate-change

The Environment Agency has also released information for the assessment of flood risk which considers the likely increase in peak rainfall allowance because of climate change. These have been identified for the Adur and Ouse catchment as an upper allowance of 45% by 2050 for 1 in 1 chance events.

https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#peak-rainfall-intensity-allowance

This means that, specifically for rainfall volumes and intensities in West Sussex, extremes are already beginning to become more frequent and intense, and this is likely to become more so as the Earth's climate continues to change.

Identified Ordinary Watercourses

A small system of watercourses flow at Tilletts Lane (image 6). These have been separated into individual sections and labelled as:

1. Highway ditch
2. Field short ditch
3. Field east ditch
4. Downstream culvert
5. Gregors ditch
6. Grgors culvert

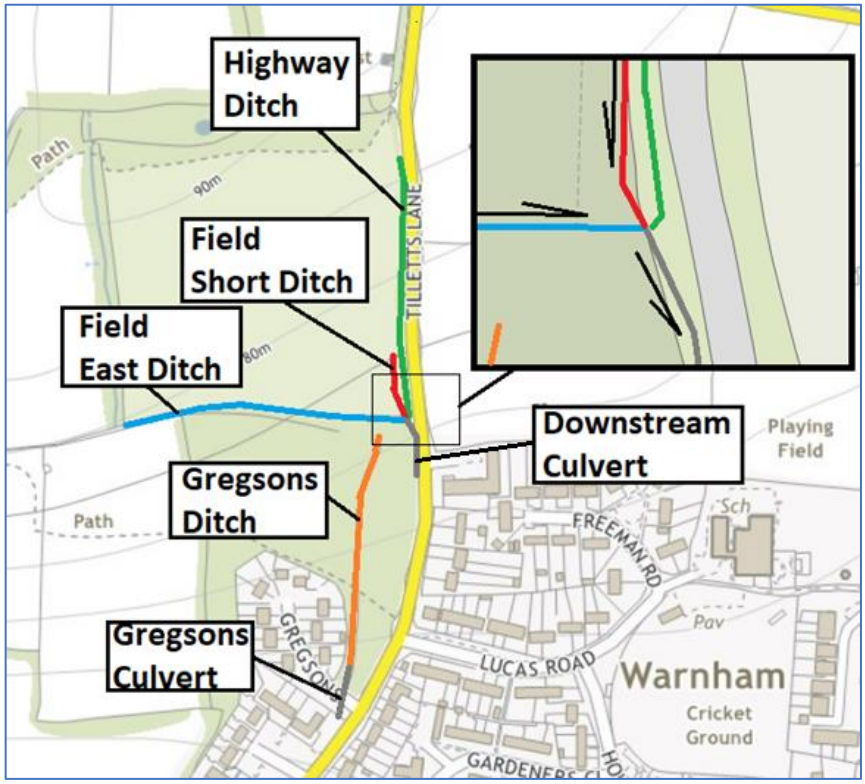

Image 6. Ordinary watercourse systems at Tilletts Lane area. Source: OS mapping with annotation.

Highway Ditch

A shallow roadside ditch assumed to take surface water run-off from the adjacent field to the west and possibly the highway.

Field Short Ditch

A deeper ditch assumed to intercept overland flows from the adjacent field to the west.

Field East Ditch

A field boundary ditch assumed to intercept overland flows from the adjacent field to the north.

Downstream Culvert

A piped watercourse understood to take flows from the highway ditch, field short ditch, and field east ditch. Exact route and destination unknown at time of writing.

Gregsons Ditch

An open watercourse through fields between the Gregsons cul-de-sac and the Tilletts Lane highway. Assumed to take localised surface run-off from adjacent fields.

Gregsons Culvert

A piped watercourse taking flows from the Gregsons ditch. Exact route and destination unknown at time of writing.

WSCC Drainage Records

WSCC Highway Drainage utilises a surveying application tool called Map 16, which records the surveying of drainage systems at and around WSCC highways. It should be noted that whilst every effort is made to ensure accuracy, the maps are not exhaustive, and further connections and runs may not be shown.

The Map 16 mapping at Tilletts Lane confirms the location of a roadside gully—asset A3587 (Image 7).

Image 7. Map 16 mapping image showing location of roadside gully at Tilletts Lane. Source: Map 16 image tool. Accessed 09/07/2025

This shows in the existence of a gully at Tilletts Lane. It is noted that this is the first and highest gully along this steep road.

Historic Maps

WSCC hold historic maps of the county. Historic maps have been found for the Tilletts Lane area (image 8).

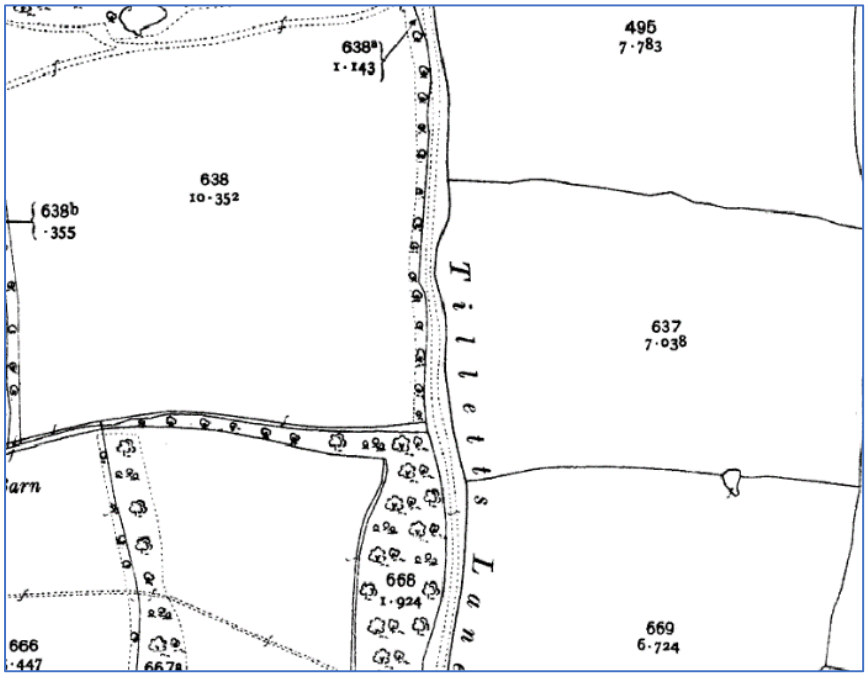

Image 8. Historic map showing location of watercourses west and south of Tilletts Lane. Source: OS mapping historic Epoch 4 (1922-1969. Accessed: 07/07/2025

This informs that a system of watercourses at Tilletts Lane area appear historic and have been in place since at least 1922 to 1969. The maps suggest it is likely that the highway drained to open ditch systems between fields and highway.

Datum and Fall

Ordnance survey benchmark mapping shows locally registered datum points. All points are measured in terms of the ground's height above the average sea level, or Above Ordnance Datum (AOD).

It has been found that the affected area of Tilletts lane falls from approximately 89.0 metres AOD to 48.0 metres AOD (image 9).

Image 9. Ordnance Survey Benchmark at Tilletts Lane. Source: Ordnance Survey Benchmark Archive [OS Benchmark Archive](), *Accessed 07/07/2025*

With a height difference of 41 metres over a linear distance of 734 metres, the hydraulic fall is calculated as approximately 1:18 (734/41=17.9).

This is a steep fall and would be expected to generate fast surface flows in heavy rainfall conditions.

Site Observations

The RDPO team undertook two site visits: Tuesday 11th March 2025 and Wednesday 9th July 2025. These were overground visual inspections of the systems around Tilletts Lane. Below are details of the observations made at the time of visits (images 10 to 15).

Highway Ditch

- A shallow roadside ditch flows along the western verge of Tilletts Lane. This appears to take surface water run-off from the adjacent field and possibly the highway.
- This ditch was found to be shallow and well-formed in most places. Leaf debris and detritus has formed in the ditch, which may be limiting capacity and flow.
- Under heavy rainfall conditions, this ditch could overflow into the adjacent road edge. However, under the same heavy rainfall conditions, it is likely that surface water would already be present at the road edge, flowing southwards.
- It is noted that there are no grips within the verge to help encourage the highway to drain water to the ditch—in line with section 100 of the Highways Act 1980.

Field Short Ditch

- A deeper and shorter ditch flows adjacent with the highway ditch. It is assumed that this ditch has been formed to intercept overland surface water flows from the adjacent field to its west.
- This ditch was found to be deep and well-formed, providing a clear interception.
- Leaf debris and detritus has formed in the ditch but unlikely to be limiting capacity and flow due to ditch size (image 10).

Image 10. Site observation photo – Field Short Ditch, Tilletts Lane. Source: Image taken 09/07/2025

- This ditch communicates with the highway ditch and the east ditch.

Field east ditch

- A field boundary ditch was found running eastwards towards Tilletts Lane. It is assumed that this ditch has been formed to intercept overland surface water flows from the adjacent field to its north.

- This ditch was found to be shallow and well-formed in most places. Leaf debris and detritus has formed in the ditch and may be limiting capacity and flow.

Culvert headwall

- The inlet to a piped watercourse (culvert) is positioned adjacent to the highway and appears to accept flows from three feeds:
    1. highway ditch,
    2. field short ditch
    3. field east ditch.
- The route and destination of this culvert is unknown. However, it is expected to flow southwards in-line with the topography, and currently assumed to run within proximity to the highway.
- The entrance to this culvert is protected by a non-compliant trash screen arrangement—freestanding iron bars.
- The screen was found to be completely blocked with soil and detritus, meaning that it was not effective in filtering debris from entering the culvert pipe.
- In addition, the culvert pipe behind the screen was blocked with more debris and a log (image 11).

Image 11. Site observation photo – Culvert Headwall, Tilletts Lane. Source: Image taken 09/07/2025

- It is likely that this culvert is severely blocked and water draining to it will back up and spill over into the highway of Tilletts Lane.
- The tarmacadam surface of the highway, adjacent to the culvert inlet, appears to be degraded—likely from seasonal waterflows surcharging the culvert (image 12).

Image 12. Site observation photo – possible road scour, Tilletts Lane. Source: Image taken 09/07/2025

Highway Gully

- Approximately 15 metres downhill of the blocked culvert headwall is a roadside gully on the western side of the road.
- This gully was observed to be full of soil, unable to take any flows. It is likely this condition has occurred quickly as it is the first drainage item intercepting any overland flows from the blocked culvert and the un-gripped road above.
- Within the verge, approximately 1.5 metres west of the gully, a double cover access chamber was discovered. This cover was buried under soil and appears to have not been opened for many years (image 13).

Image 13. Site observation photo – Highway Gully and Access Chamber, Tilletts Lane. Source: Image taken 09/07/2025

- It is assumed that this double cover provides access to the connection between the gully and the culvert, believed to flow south adjacent to the road.

Gregsons Ditch

- An open watercourse flows through the woodland between the Gregsons cul-de-sac and the Tilletts Lane highway.
- The ditch appears to intercept local overland flows from the adjacent woodland.
- A short culvert, approximately 0.3 metres diameter, maintains flow under a footpath. However, the inlet and outlet of this small culvert were found to be heavily restricted by soil and detritus, limiting flow (image 14).

Image 14. Site observation photo – Short Culvert Outlet Under Footpath, Tilletts Lane. Source: Image taken 09/07/2025

Gregsons Culvert

- The Gregsons ditch discharges into a culvert adjacent to the Gregsons cul-de-sac development.
- A brick headwall was discovered at the interface of the open ditch and the culvert (image 15). A significant amount of soil and debris has accumulated here, burying the culvert inlet.
- Under heavy rainfall conditions, it is expected that water will overflow and drain into the highway of Gregsons and Tilletts lane.
- The exact route and destination of the Gregsons culvert is unknown at the time of writing.

Image 15. Site observation photo – Culvert Headwall nr Gregsons, Tilletts Lane. Source: Image taken 09/07/2025

A map showing the location of observations (image 16).

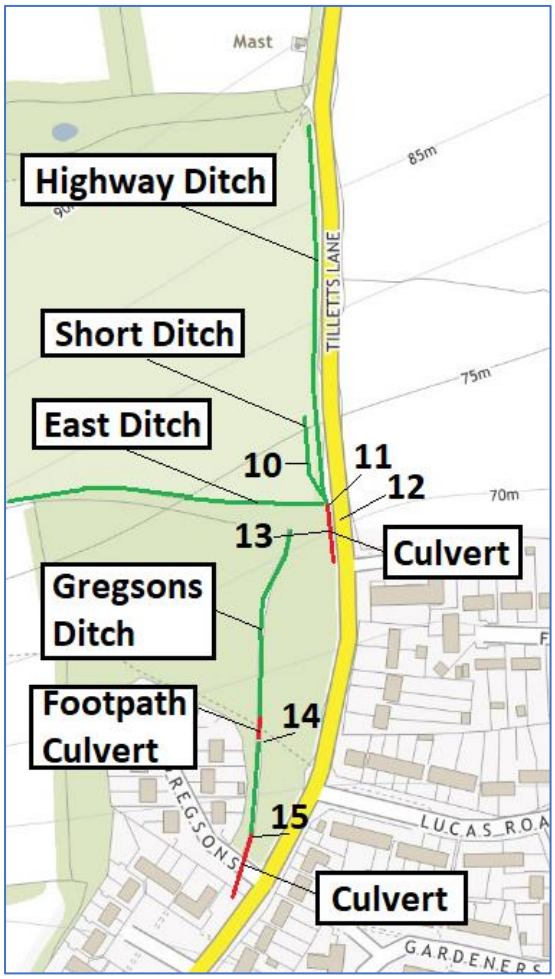

Image 16. Map of observations - Tilletts Lane. Source: OS mapping with annotation 10/07/2025

Report Summary

Background Review

Following heavy rainfall events over winter 2023/2024, flooding at Tilletts Lane (class D 60mph), Warnham, has been reported to WSCC Highways. In addition to safety, the flooding is causing a further concern of damage occurring to the road. This highway flooding concern has been presented to the RDPO team for investigation as it is suspected that a watercourse with riparian rights and responsibilities may causing or exacerbating the flooding. The area in question with highway flooding is commonly known as Tilletts Lane.

Warnham Parish Council describe the flooding concern as:

'Tilletts Lane has significant water runoff issues, causing flooding in rear gardens and excessive water on the highway. The main causes are a blocked drain, a ditch needing reinstatement, and uncontrolled runoff from Sands Farm, which breaches the highway and affects properties.'

Because this highway flooding concern is suspected as being exacerbated by the condition of watercourses, the RDPO team will investigate and share findings with all relevant stakeholders.

This report is the conclusion of the RDPO team's investigation, which aims to provide insight into the root causes and provide advised actions for any identified stakeholders that may help reduce flooding occurrence.

Flood Risk Factors

The RDPO team identify the following factors that may be contributing and/or exacerbating the flood risk to Tilletts Lane, Warnham.

Pluvial Flood Risk

An assessment of the Environment Agency's surface water flood maps indicates that, under rainfall events with a 1 in 100 annual probability, flooding is likely to affect sections of Tilletts Lane and adjacent residential areas. This suggests that even when drainage systems are operating efficiently and are free from obstructions, surface water flooding may still occur in this locality, as depicted in the pluvial flood risk mapping.

Catchment

A primary catchment area of approximately 6.3 hectares drains in a south-easterly direction along Tilletts Lane. This catchment comprises steep, open agricultural land with an average gradient of approximately 1 in 18. Due to the topography, surface water runoff within this area has the potential to travel rapidly downslope.
A secondary catchment of approximately 0.8 hectares drains southwards and discharges directly into the developed area surrounding Freeman Road. This area is also located on steep open ground, with a similar potential for rapid surface water runoff.

Geology

According to mapping by the British Geological Survey, the area surrounding Tilletts Lane is predominantly underlain by Weald Clay. The topsoil in this area is likely to become saturated quickly due to the low permeability of the underlying clay layers, which inhibits the infiltration of water into the ground. As a result, during periods of prolonged or intense rainfall, surface water runoff is expected to occur rapidly. This hydrological behaviour classifies the catchment as "flashy," meaning water levels within nearby watercourses can rise swiftly, leading to potential flooding downstream during heavy or sustained rainfall events.

Climate Change

The ongoing impacts of climate change, driven by rising global temperatures, are influencing local and regional weather patterns. In West Sussex, this has resulted in more frequent and intense rainfall events, thereby increasing the likelihood and severity of surface water flooding. These trends are projected to continue, heightening future flood risk within the region.

Tilletts Lane Culvert

The culvert running parallel to Tilletts Lane is currently obstructed, with both the trash screen and the culvert pipe itself identified as non-compliant and blocked. During periods of intense rainfall, the system is likely to surcharge, resulting in overland flow onto the adjacent roadway.

Gregsons Culvert

The culvert adjacent to the property known as Gregsons is also obstructed. Similar to the Tilletts Lane culvert, this blockage is expected to cause surcharging and overland flow onto the road during heavy rainfall events.

Ditches

The four ditches surrounding Tilletts Lane were found to need maintenance and clearing. While these ditches are not considered to be major contributors to increased flood risk, routine seasonal maintenance will support the preservation of clear flow routes and help prevent future obstructions.

Grips

In the absence of formal highway drainage infrastructure—such as gullies—surface water appears to accumulate along the margins of Tilletts Lane and travels a considerable distance before reaching the West Sussex County Council (WSCC) first gully asset A3587. Due to the limited presence of grips (cuttings that allow water to flow from the road into adjacent ditches), the road itself currently functions as a conduit for surface water runoff, directing flow toward lower-lying sections of Tilletts Lane.

Closing Statement

The primary exacerbator of highway flooding at Tilletts Lane appears to be the blocked trash screen and culvert adjacent to the road. The surrounding field, underlain by low-permeability clay soil, can generate rapid surface water runoff during rainfall events. Although the associated ditches are designed to intercept and convey this runoff southwards via gravity, the unmanaged and obstructed condition of the trash screen and culvert leads to water spilling onto Tilletts Lane.

The highway drainage system, partly consisting of gullies, was not designed to accommodate this additional flow. As a result, it becomes overwhelmed, increasing the likelihood of flooding to the road.

A secondary contributing factor is the condition of the watercourse between Tilletts Lane and Gregsons cul-de-sac. Like the field, the woodland area also exhibits low-permeability clay soils, which can generate rapid surface runoff. This runoff is intercepted by the woodland ditch, but again, due to an unmanaged and blocked culvert, overflow can occur into both Gregsons and Tilletts Lane.

A third contributing factor is the condition of local ditches. While no severe blockages were observed during inspection, the RDPO team recommends that all riparian landowners carry out appropriate maintenance in accordance with the Land Drainage Act 1991.

A fourth contributing factor is the lack of grips along Tilletts lane, which could drain highway run-off into the adjacent ditch.

Although highway flooding is referenced in this report, it is likely limited to surface flow events. Given the road's gradient of approximately 1:18, deep standing water is not expected to accumulate.

Advised Actions

No.	Advisory Action	Owner
1	RDPO to send advisory notes to riparian landowners to remedy the debris accumulation within their watercourse ditches.	RDPO
2	RDPO to liaise with riparian landowner of the blocked trash screen and culvert adjacent to Tilletts Lane – requesting all appropriate clearance is undertaken.	RDPO
3	RDPO to liaise with riparian landowner of the blocked culvert adjacent to Gregsons – requesting all appropriate clearance is undertaken.	RDPO
4	WSCC Highways Drainage to undertake necessary clearance of the blocked road gully – Asset ID A3587 – and jetting through to assumed outfall into culvert.	WSCC Drainage
5	WSCC Highways Drainage to undertake inspection of the nature of the double cover access chamber – determine if culvert or not.	WSCC Drainage