Ground Floor
Northleigh
County Hall
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West Sussex
PO19 1RH

Lead Local Flood Authority

Date 20/01/2026

Sam Whitehouse
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sam

RE: **DISC/25/0383 Glebe End Church Street Warnham West Sussex RH12 3QW**

Thank you for your consultation on the above site, received on 02nd January 2026. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of condition 13 to approved application DC/17/0566.

The LLFA have reviewed the documents submitted in relation to Condition 13, as it relates to drainage. For reference, Condition 13 is worded as follows:

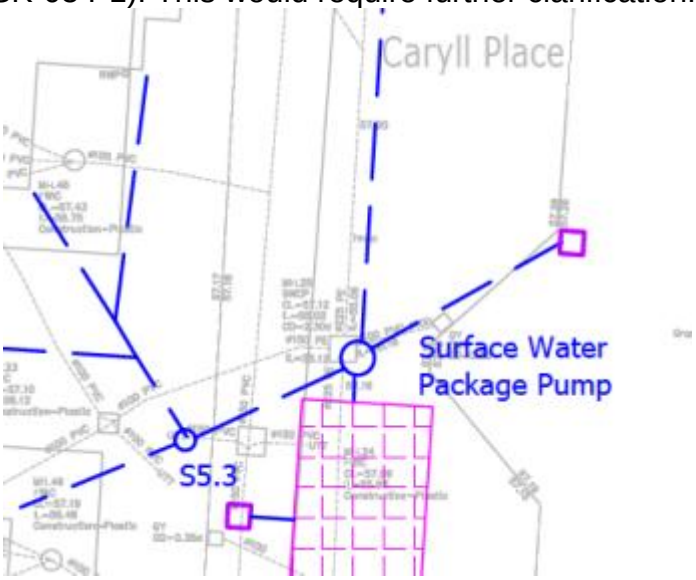
Pre-occupation condition: Prior to the first occupation (or use) of any part of the development hereby permitted, a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings shall be submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

The submitted information advises that the drainage on site has been built with variances to the approved plans. As such, we are **unable to recommend the discharge of Condition 13** as worded.

We provide the additional following technical review for your consideration:
It is acknowledged that significant rectification works have been undertaken onsite, however the following remain of concern:

1. The strategy for draining the site has undergone a notable amendment, namely the discharge location which is to a surface water sewer rather than a watercourse as approved previously. Justification has been given however this has not been evaluated at the planning stage against appropriate policy and guidance.
2. We cannot locate confirmation of the as built discharge rate which would need to be verified to ensure there is no increase in flood risk.

3. In order to determine that the required attenuation storage has been built/installed we would need technical verification with a corresponding numbered technical plan or amendment to the existing drainage plan to ensure the details can be cross referenced. Delivery records for the crates should be submitted as evidence.
4. An additional pump is shown on the as built plan provided (see below extract from 23126-DNG-SK-05 P1). This would require further clarification:



Upon receiving a formal re-consultation request from the LPA, if any further information is submitted, we will review our comments and provide an updated response.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

- DRAINAGE VERIFICATION REPORT & MANAGEMENT AND MAINTENANCE PLAN: 23126-SWD-RP-01, REV C01.