

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 15/06/2026

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

Dear Sam,

RE: DC/26/0266 Thakeham Mushrooms Storrington Road Thakeham Pulborough West Sussex RH20 3DY

Thank you for your consultation on the above site, received on 27th February 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a full application for the demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure.

We have reviewed the response document provided by the Applicant and below are our updated comments in [blue](#):

1. The Downstream Connection – The Applicant has stated they are to survey the culvert and onward watercourse that forms the current and proposed discharge mechanism. We would ask that the survey works are completed at this stage. As this is a full application we need to be satisfied that the downstream connectivity is viable and in good condition, as any unforeseen change to the proposal may affect site layout. Please also provide an additional or revised drainage plan showing this. It is also noted that there is a section of 525 dia pipe retained upstream of the system outfall, terminating in a manhole (please confirm this is correct). Can the Applicant clarify whether this is being retained and its intended use post development.
[We would not be content to review the onward connectivity at condition stage as suggested by the Applicant, as it affects the viability of the proposal as currently submitted. The comments regarding the upstream 525 dia. pipe are noted and we have no further concerns in this regard.](#)

2. Exceedance Events – The current calculations illustrate a number of system exceedance events, particularly in the 1% AEP event (plus allowance for climate change) with the CV value at 0.95. In order for us to review further we require:
- The CV value calculations at 0.95 to be substituted for a CV value of 1, as per HR Wallingford guidance.
 - An exceedance flow routing plan showing finished floor levels, arrows showing the direction of surface water flows during a 1 in 100 climate change event (design event), the depth and extent of any flooding that would occur within this design event (based on the above hydraulic calculations). Please also include node numbers in order for this to be cross referenced to the calculations.

Please can the exceedance depth and extents for the 1:100 plus climate change allowance (at a CV value of 1) be illustrated on the exceedance plan for visual reference, in particular to ensure Plot 32 and third party land are not at unacceptable risk.

3. The half drain time for the intermediate basin exceeds 24 hours by some margin. Action will need to be taken to ensure this is not the case and thus ensure capacity is not compromised for concurrent storm events.
[The response provided adequately addresses this concern](#)

We will review this objection further when responses are received for the above outstanding points and we are formally reconsulted.

Yours sincerely,

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

Annex

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

- Response to LLFA - 2505500-L001 21st April 2026
- FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY REF. 2505500-ACE-XX-XX-RP-C-0301 (Including Appendices A-J) April 2026