

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 20/07/2026

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

Dear Sam,

RE: DC/26/0826 Toat Cafe Stane Street North Heath West Sussex RH20 1DN

Thank you for your consultation on the above site, received on 29th June 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an Outline Planning Application for up to 100 residential dwellings (including 35% affordable), pharmacy, shop/cafe and open space, all matters reserved except access.

At present we **object and require additional information regarding:**

- 1) There are areas within the current design that do not follow the sequential approach with regards to surface water flood risk, in particular the block of apartments plots 71-93. Please provide a plan overlaying the EA modelled surface water flood depth data for the 1:100 year plus climate change scenario over the proposed site plan, for us to better assess residual risk once the existing hardstanding is removed and the new design implemented. Please include topographical and proposed finished floor levels. We note in the statement provided as part of the flood risk mitigation strategy, removal of existing hardstanding is advised as improving permeability. However according to other evidence provided, this site is underlain by clay and will have very low permeability in any event.
- 2) Please provide details confirming the connectivity of the on-site ditches/watercourses to the wider watercourse network (survey and/or topographical data), including details of any culverts present (diameter and invert) and soft/hard bed levels for all watercourses, on and offsite. The proposed connection should be within the redline boundary of the site. Please can we have an updated drainage strategy plan showing all on site watercourses including a 3m easement buffer, evidencing that these are continuously accessible for maintenance purposes.

- 3) The existing watercourses can only be used to convey surface water runoff on site if it can be proven that there are no contributing areas outside of the redline boundary, please can this lack of connectivity upstream be confirmed.
- 4) Standard 1.3 of the National Standards for SuDS states *“To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable. Higher cost alone shall not be a reason to utilise lower priority final destinations”*. The Applicant should review their position on rainwater harvesting, as water butts in isolation may not meet the standard.
- 5) Please note groundwater investigations will be required if this outline application is approved.

We will consider reviewing this objection when the issues highlighted above are adequately addressed and we are formally reconsulted.

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 Report Date: May 2026 Ref: TCP01
- Preliminary Ground Contamination Risk Assessment Report Part 3: R17021 REV 3

