

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 07/10/2026

Nicola Pettifer
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Nicola,

RE: DC/26/1318 Land North of Shermanbury Road Shermanbury Road Partridge Green West Sussex RH13 8EU

Thank you for your consultation on the above site, received on 16th September 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an outline application for the demolition of existing buildings and structures and the erection of up to 75 dwellings with public open space and vehicular access point from Shermanbury Road with all matters reserved except access.

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

1. Onward connectivity to the wider watercourse network – Please can we be provided with a drawing illustrating how the proposed discharge watercourse connects to the wider watercourse network in the area, to ensure the site can be effectively drained without increasing flood risk locally. Please include any bed levels, culverts or other topographic data available. (See also **point 2** below).
2. It is noted that the Applicant states at 6.2.2 of their submitted FRA and Drainage Strategy that “The Topographic Survey of the site (included as Appendix B) indicate the presence of existing ditches across the southern area of the site and along the western boundary. These ditches will become redundant as part of the proposed development.” All existing watercourses should be retained, and clearly marked on drawings, with a 3m easement buffer illustrated. As per the National Standards for SuDS, development drainage should mimic the natural drainage of the site. Therefore the Applicant should consider their discharge location(s) and review whether these on-site watercourses should be utilised, rather than the watercourse at the southern boundary. We will require a catchment plan following natural flow paths/topographic levels to confirm this.

This is further supported by F8.3 in the NPPF. Infilling a watercourse would require Ordinary Watercourse Consent.

3. There are discrepancies between the modelled hydrobrake rate and report text for catchment 1.
4. We have concerns that Basin 1 does not have suitable freeboard, is over 1.5m deep and that Basin 2 also does not have suitable freeboard. Basins shall be designed based on the Ciria SuDS Manual.
5. Some of the parameters used in the calculations do not correspond with local requirements. Please use the guidance towards the end of the response.
6. The bed level of the ditch is recorded to be 10.446m AOD, while the outfall level is 10.4m AOD. It is unclear how this will function.
7. Standard 1, Priority 1 of the National Standards for SuDS requires rainwater harvesting to be considered as the initial method of surface water management. Please can the Applicant advise their intentions regarding the meeting of this part of the standard.
8. The finished floor level suggestions do not correspond with EA Standing advice.
9. **Advisory** – We will require winter groundwater monitoring and infiltration testing results as the application progresses. We would be content to condition these at outline stage, however the Applicant should consider that these will need to have been completed between over the wetter months, ideally December-March.

We would advise the LPA to work with emergency planners to ensure there is safe access to and from the site in flood events.

We would suggest using [Sustainable drainage systems - West Sussex County Council](#) when addressing the above comments. This also includes a national SuDS template.

We will review this objection when the issue highlighted above is adequately addressed and we are formally reconsulted. When preparing any further documents to address the above comments, we recommend clearly highlighting where amendments have been made.

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;

- Flood Risk Assessment and Outline Drainage Strategy FRA251234-FRA&SuDS-Shermanbury Road, Partridge Green R0, REV 1 06/07/2026