

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 20/03/2026

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 object and require additional information regarding:

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.
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.

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.

Advisory

Ordinary Watercourse Consent is likely to be required for any new connection to a culverted watercourse, please refer to our guidance for more information:

[Ordinary watercourse land drainage consent - West Sussex County Council](#)

We will review this objection when the issues highlighted above are 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 Drainage Strategy: 2505500-ACE-XX-XX-RP-C-0301 February 2026 Including Appendices A-J
- Geo-environmental and Geotechnical Investigation: Storrington Road, Thakeham 305276 R01 (00) 10/10/2022