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Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Alice Johnson
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Date 03/06/2026

Dear Alice,

RE: DC/26/0556 Land at Station Road Warnham West Sussex RH12 3SR

Thank you for your consultation on the above site, received on 19th May 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a full application for the erection of a complex of 4no. buildings comprising of 12no. light industrial units for employment use (office, industrial, storage and distribution uses (B2, B8 & E(g) use)) with associated car parking, access and landscaping.

We object and require additional information regarding:

1. Since the Flood Risk Assessment & Drainage Strategy was written, the National Standards for SuDs have been updated. To ensure they are met, and that no further amendments are required, we recommend addressing each Standard in a separate section of the Drainage Strategy. In particular, please advise how Standard 1, priority 1 will be met (rainwater harvesting).
2. To ensure the attenuation basin is included in the calculations for the positively drained area, please provide an impermeable area plan.
3. Please also provide an exceedance route plan for the 1 in 100 plus climate change allowance.
4. We note that the outfall from the attenuation basin is restricted to greenfield qBar, however the ultimate outfall to the ditch is also conveying the treated foul flow. The total combined flow should be restricted to qBar, please amend the proposal and any calculations accordingly.
5. Calculations should utilise the upper end allowance for the epoch proposed, as per 3.8 of the National Standards for SuDS, please provide updated calculations in full. Please also provide hydraulic calculations for:
 - Summary of results for critical storms including 1 in 1 (no surcharging), 1 in 30 plus climate change (no flooding unless in an area designed to hold or convey water) and 1 in 100 year plus climate change.
 - Surcharged outfall(s)

6. It appears that the proposed watercourse receiving the discharge for this site may be outside the redline boundary. We will require confirmation the Applicant has permission from any third-party landowner to connect to this watercourse (if applicable).
7. Any watercourses and attenuation features should have the required 3m easement marked on the drainage plan.
8. On 28th May, the Environment Agency released additional surface water flood risk mapping on Flood Map for Planning, which includes future flood risk and surface water flood risk depths. We request that these are reviewed and included in the Flood Risk Assessment/Drainage Strategy. This will ensure the application is in accordance with NPPF and PPG Flood Risk and Coastal Change.

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 - 16711/01/HOP/RPT/01
November 2024

