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Lead Local Flood Authority

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

Date 07/07/2026

Dear Alice,

RE: DC/26/0585 Land at Station Road Warnham West Sussex RH12 3SR

Thank you for your reconsultation on the above site, received on 24th June 2026. We have reviewed the revised application as submitted and wish to make the following comments.

We are pleased to see an alternative discharge method (via a statutory main river embankment on land within the control of the Applicant) has been identified. We have no objection in principle to this method of discharge, as it complies with the National Standards for SuDS hierarchy, however we have comments regarding feasibility and the SuDS design generally, below:

- It has been noted that the proposed routing of the outfall culvert is through what appears to be a wooded area (and the Arboricultural Constraints Survey, Impact Assessment, Protection Plan And Method Statement does not cover this revision). Please can the applicant confirm their methodology to ensure any pipe will be protected from root damage, and that a suitable route is available given any root protection zones.
- The National Standards for SuDS under Principle 3 states that the SuDS approach includes "*managing runoff close to its source, prioritising features that lie on the surface and incorporate vegetation*". As such, we would prefer an open watercourse as the method of connection if feasible.
- In relation to the above, at present we are also concerned that the proposed layout still does not meet the SuDS Principles (1-6 in particular), and notably for utilisation of above ground surface water storage (including the additional biodiversity and amenity benefits these afford). We are aware the Applicant has stated there is insufficient space given the proposed layout for an above ground attenuation basin, however we would expect to see appropriate SuDS incorporated from inception of the design.

Please also update the climate change allowance in the microdrainage calculations (as per our previous correspondence, at time of writing this is 45% for the Arun and Western Streams Catchment for the 1% annual exceedance rainfall event upper end allowance). The CV value should also be set to 1 for both summer and winter values.

At present we **maintain our holding objection**, pending a response to the above.

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;

- Station Rd, Warnham Drainage Strategy Prepared by Jomas Associates Ltd
P6420J3172 **V4.0** 23/06/2026