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County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 14/05/2026

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

Dear Alice,

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

Thank you for your consultation on the above site, received on 6th May 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an outline application for the erection of approximately 24 residential dwellings, with all matters reserved except for access

We object and require additional information regarding:

1. The proposed method of discharge – It is understood from the drainage strategy provided that the Applicant proposes to connect their surface water discharge to an existing public foul sewer on the site. This would not be acceptable to us and is not in accordance with the National Standards for SuDS (see Note 2 and section 1.10 of Standard 1). In addition, we note that Southern Water have confirmed it is contrary to their policy to allow such a connection. Therefore before we review the application any further, we will need to be provided details of an alternative method of discharging surface water runoff, in order to be satisfied the site can be drained in principle. We are aware there are watercourses in the wider vicinity of the site, which should be considered if the appropriate easements can be agreed. We also recommend the Applicant reviews Southern Water's sewer requisition guidance.

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.

Advisory

Although we will review the documents provided in more detail once the above matter is addressed, it has been noted that the incorrect climate change allowance has been applied (at time of writing this was 45% for the Arun and Western Streams Catchment for the 1% annual exceedance rainfall event upper end allowance). The CV value should also be 1, therefore any calculations will have to be updated accordingly.

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 Feb 26
- Southern Water response ref: DSA000053634 08/05/2026