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Lead Local Flood Authority

Amanda Wilkes
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Date 11th August 2025

Dear Amanda,

**RE: DC/25/0403 – Full Planning Application – Stonehouse Farm Handcross Road
Plummers Plain West Sussex RH13 6NZ**

Thank you for your reconsultation of the above application, received on 14 July 2025. To clarify, we are reviewing the application to ensure it meets the latest National Standards for SuDS and we must be satisfied the Applicant has sufficiently demonstrated adherence to all sections. [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#) (updated 30 July 2025).

We have reviewed the new documentation in response to our previous points below, with our updated comments in [blue](#)

- 1) Sufficient groundwater monitoring and infiltration testing results to confirm the Applicant's contention that infiltration will not be possible on site –

[The Applicant has advised they will be using a fully lined system, which is acceptable to address this point however we will require updated technical drawings with notes confirming this.](#)

- 2) Evidence that methods of source control have been comprehensively explored, for example French drains, rain gardens or boundary swales for tarmacadam hard standing areas.-

[This point has not been addressed in the response, and as SuDS features can affect layout these cannot be conditioned \(as per Principle 9\). We would suggest the latest national standards are reviewed and if the Applicant is considering any further source control they advise accordingly.](#)

- 3) Further information on the existing surface water drainage network which it is proposed various development proposals will connect to. Please provide details

of the connection points/manholes, capacity, pipe diameters etc to ensure there is sufficient resilience within the network to cater for the proposed development.-

Please see point 4 below

- 4) Plans showing the entire network up to and including any watercourse connections (existing and proposed), with location headwall details

To clarify, we are aware of the existence of the watercourse as the Applicant states, however the location of the connection and the viability of the entire proposed network including this are critical to our approval. We need to be satisfied that all three independent sites have an effective and accessible network now and in perpetuity. If the proposed drainage plan cannot be implemented, this may also affect layout. For these reasons this cannot be conditioned. As per our previous response we need to see a sitewide drainage plan including connection points to any existing ordinary watercourse, topographic levels and the invert levels of any drainage features. Confirmation of easements for connections outside of the red line boundary will be required.

Reason

To prevent flooding in accordance with NPPF, PPG Flood Risk and Coastal Change and Policy 38 in Horsham District Planning Framework.

Yours sincerely,

Flood Risk Management Team

FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

Agent Emailed Response dated 24 July 2025