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**Lead Local Flood Authority**

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

Date 25th April 2025

Dear Amanda,

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

Thank you for your consultation of the above application, received on 08 April 2025. We have reviewed the submitted documentation and wish to make the following comments.

This is a full planning application to form a comprehensive masterplan including: 1. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed. 2. Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath. 3. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.

At present we **object** to this planning application as we require further information regarding the below:

- 1) Sufficient groundwater monitoring and infiltration testing results to adequately demonstrate that infiltration will not be possible on site.
- 2) Evidence that methods of source control have been comprehensively explored, for example French drains, rain gardens/bioretention areas or boundary swales for tarmacadam hard standing areas.
- 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.

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

In addition to the above, the EA flood risk modelling was recently updated (NaFRA2 March 2025) and the Flood Risk Assessment should be reviewed and updated where applicable. The Drainage Strategy should also be updated where required.

It would be beneficial to the LLFA if the information within the FRA regarding site specific proposals for the three development areas were split based on each development area, to help with the review and any conditions we recommend.

**Reason**

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

**Advisory to the Local Planning Authority:**

Please note that the policy referred to at 7.34 of the FRA regarding urban creep is not current policy, however any other national or local guidance regarding this should continue to be applied.

Upon receipt of the above we will review the application further and advise accordingly.

Yours sincerely,

**Flood Risk Management Team**

[FRM@westsussex.gov.uk](mailto: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 Part 1: REV C Dated 28<sup>th</sup> February 2025

Flood Risk Assessment and Drainage Strategy Part 2: REV C Dated 28<sup>th</sup> February 2025