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Lead Local Flood Authority

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

Date 22nd July 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. 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 –

[Infiltration testing has been sufficiently demonstrated, however we will require design parameters for modelled groundwater levels \(to be assumed at surface if no groundwater monitoring is to take place\).](#)

- 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.-

[The response to this point is framed within the context of BNG and landscaping/amenity. Whilst material considerations these are not the primary concerns for us with regards to SuDS. It must be demonstrated that the application adheres to the latest SuDS standards \(June 2025\).](#)

- 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.-

It is noted that the connection for Jackson's Ridge is outside of the redline boundary for this application and details of onward connectivity are not provided. The CCTV report shows a number of defects in the current system being utilised by the business park and lot 8 sites. We accept the new scheme will only utilise the main 450mm culvert conveying water to the watercourse and despite some deformation and defect this has sufficient capacity for the proposed 1l/s rate of discharge. We would recommend any defects in the retained system are rectified where possible. As an advisory the discharge watercourse should be kept clear of silt, vegetation and debris under the Land Drainage Act 1991.

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

We still require a sitewide drainage plan as above (including any features outside of the red line boundary). Please confirm any features outside the red line boundary have the appropriate permissions from the landowner for the lifetime of the development.

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;

Flood Risk Assessment and Drainage Strategy Part 1: REV C

Flood Risk Assessment and Drainage Strategy Part 2: REV C

TN02 – Response to WSCC Objection to DC/25/0403 MOTION (29 May 2025)