

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

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

Date 30 October 2025

Dear Alice,

RE: DC/25/0803 – Full Planning Application – Units 4 To 5 Redkiln Close Horsham West Sussex RH13 5QL

We note the submission of the Proposed Drainage Plan, however this does not contain sufficient detail for us to consider this application properly. It is proposed to use a soakaway to drain this site, however we have not been provided with infiltration testing and winter groundwater monitoring results to demonstrate this is feasible. If infiltration is not feasible, then the SuDS hierarchy will need to be followed in order. We also have no details on the drainage plan regarding the tank sizing, pipe diameters, impermeable areas etc.

We note the comment that the existing network discharges to a sewer, however it is unclear where the sewer is, or if there are any attenuation features already within the red line boundary, and what will happen to the existing network within the site.

In addition, there is a note that pathways/building surrounds are fully permeable, however we have no details with regards to this.

As the drainage strategy could affect the layout of the site, it is required at this stage of planning.

As per our previous responses, the Applicant needs to provide a full Flood Risk Assessment and Drainage Strategy:

[Flood risk assessments: applying for planning permission - GOV.UK](#),
[Flood risk and coastal change - GOV.UK](#),
[Flood Risk Management Validation Checklist](#) & [Surface Water Drainage Proforma](#)
will assist with this.

The Applicant must demonstrate compliance with the revised National Standards for SuDS (Defra July 2025): [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#)

Upon receipt of further information we will be in a position to provide a substantive response.

Yours sincerely

Mrs Natalie Biddulph
Flood Risk Management Team

**Annex -
Documents considered for this response:**

- Proposed Drainage Strategy 2473-MAL-XX-00-DR-A P0