Document No. 17062-TN-001

Date: 22/10/2026

Planning Portal covering statement

Application for Approval of Details Reserved by Condition 3 – Surface Water Drainage
Planning Application Reference: DC/25/0803

Site: Units 4 & 5, Redkiln Close, Horsham, West Sussex, RH13 5QL

This application seeks approval of the details reserved by **Condition 3** of the above planning permission.

Condition 3 states:

"Notwithstanding the submitted details, no development shall commence until a drainage strategy detailing the proposed means of surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme."

The following document is submitted in response to the condition:

- Surface Water Drainage Technical Note, prepared by Unda Consulting Limited, **Reference 96656-MadeArch-RedkilnCl_CD, Issue v1.0, dated 16 July 2026**, including Proposed Permeable Areas drawing **96656_CD-01, Rev v1**.

The Technical Note has been prepared specifically to address Condition 3 and sets out the proposed means of surface water disposal for the development. It confirms that runoff from impermeable ground surfaces and roof areas will be directed to the Southern Water surface water sewer via existing connections, with new ground surfaces identified on the drainage layout being of permeable construction. The strategy also identifies an approximate **198 m^2 reduction in impermeable area** compared with the existing development.

The Local Planning Authority is respectfully requested to approve the submitted details and confirm the **discharge of Condition 3**.