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Date 4th November 2026

Planning Reference: **DISC/26/0357**
Site Address: **Units 4 To 5 Redkiln Close Horsham West Sussex RH13 5QL**
Planning Description: **Approval of details reserved by condition 3 (drainage strategy) to approved application DC/25/0803**

Dear Sophie,

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Technical Note: Surface Water Drainage, prepared by Unda Consulting, dated 16 July 2026, Ref: 96656-MadeArch-RedkilnCl_CD, Version: 1.0

The LLFA have reviewed the documents submitted in relation to Condition 3, as it relates to drainage. For reference, Condition 3 is worded as follows:

*3. **Pre-Commencement Condition:** 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.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

It is understood that infiltration is not viable at the site and surface water will be discharged to the public surface water sewer. This is acceptable in principle, but further details are required. A detailed drainage plan showing the location of the proposed surface water drainage strategy is required in order to satisfy the wording of Condition 3. Accompanying calculations are also required to support the proposed drainage strategy. It is noted that the impermeable area of the site is reducing and therefore a betterment in discharge rate will be provided, but this has not been evidenced in the Technical Note.

As such, we are **unable to recommend the discharge of Condition 3**.

Reason

To prevent flooding in accordance with National Planning Policy Framework Section 18: Policies F7, F8, N2(1e), by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing our response if the following issues are adequately addressed:

1. Detailed plans showing the surface water drainage strategy is required.
2. Full calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms are required. Calculations should use FEH rainfall data, a CV value of 1, and a 45% allowance for climate change.

Yours sincerely,

Flood Risk Management Team
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