croudacehomes

Croudace House,
Caterham, Surrey CR3 6XQ
T: 01883 346464

21st August 2025

Planning Department
Horsham District Council
Parkside, Chart Way
Horsham,
West Sussex,
RH12 1RL

Your Ref: DISC/25/0146 **Our Ref:** DEV/168/LPA/OUT/16-02

Dear Giles Holbrook,

Land North of Downsview Avenue, Storrington, RH20 4LU
Planning Approval Notice Ref. DC/19/2015

In support of our previous application submitted on the 28 April 2025 relating to below outline planning condition discharge, please find enclosed the following updated information.

Condition 16) – Public Right of Way

- 168-SK-108(01) Revision D - PROW DETAILS.
- 168-SK-108(02) - PROW Surface Water Flow Path Schematic.

In light of the consultee comment received as part of email correspondence dated 11 July 2025 and separately on the 22 July 2025, please also see below supporting statements;

1. *The submitted PROW details (ref: 168-SK-108 C) do not show a connection between the route of the PROW and internal access towards the northern extent of the site and opposite Plot 56. This was shown on all of the approved plans featured to the reserved matter consent (layout plans, surface material plans, planting plans etc) so should be reinstated on plan ref: 168-SK-108 C to ensure consistency with the reserved matters approval. This is, further, justified in substantive terms as it is an obvious desire path.*

   Response: Please find enclosed PROW Details drawing, which has been updated to show a connection opposite Plot 56, in accordance with layouts submitted as part of Reserved Matters planning. The footpath connection has been strategically positioned to prevent surface water conveyance from the adjoining road due to the highway gully being upstream from the footpath connection.

2. *The reinstatement of the connection west of Plot 56 would better manage the risk of cyclists making use of the PROW where this passes through the site. Cyclists travelling up from/down to Downsview Avenue would be better served by the proposed internal access road than a widened footpath. Subject to this change being made, therefore, we would otherwise be able to support the details as submitted.*

   Response: The footpath connection opposite Plot 56 has been included within the enclosed updated PROW Details drawing. The position of the footpath connection was carefully considered in order to provide good visibility for pedestrians/cyclists when leaving the footpath and subsequently assessing for any oncoming traffic travelling from the south or from the east. In addition, the location was carefully considered in conjunction with the road gullies and existing ground levels in order to prevent the conveyance of surface water.

3. *The concern that the footpath may convey surface water to the north of the site along the course of the PROW to the risk of occupiers north of the site. Please confirm within any revised details including the reinstated footpath connection that this is designed to avoid capturing and conveying water from the main-access to the north-west and along the route of the PROW. It would be advisable to include section details (inclusive of kerb design) to confirm that the footpath design will convey surface water to the existing surface water drain which sits to the near north as excerpted below.*

   Response: Please find enclosed Flow Path Schematic which indicates the directional flow of surface water from hardstanding areas contained within the development. The development as a whole has been designed to capture and convey surface water by means of road alignment and kerbs, which direct the flow of surface water to road gullies, and through the means of permeable paving, drainage connections for private driveways, etc. In addition, the development surface water drainage strategy has been developed and designed to accommodate adverse rainfall storm events as follows;

   - Pipes remain freely flowing during the worst case 1:2 year storm event;
   - No flooding occurs within the worst case 1:30 year plus climate change storm event;
   - All flooding up to and including the 1:100 plus 40% climate change flood event is contained within the development site.

   Taking this into consideration, the development will have a reduction in the volumes of surface water run-off generated and also accounts for potential changing conditions as a consequence of climate change.

As a considerable period of time has passed since the initial condition discharge application was submitted, please can the review and pending discharge of this planning condition be treated as the upmost importance.

We trust the above and enclosed is sufficient information to meet the approval of the Council.

Yours sincerely
for and on behalf of Croudace Homes Ltd



Jonathan Abel
Engineer
DD: 01883 335441
jonathan.abel@croudace.co.uk