

25 November 2025

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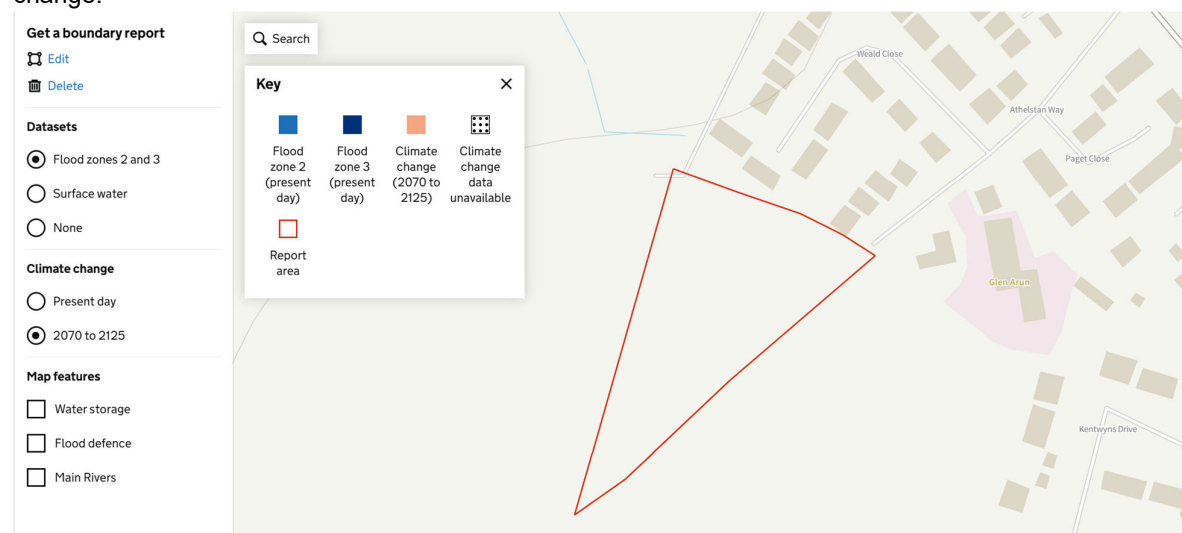
Land off Athelstan Road, Horsham, West Sussex Flood Risk Statement and Drainage Strategy

Dear Sirs

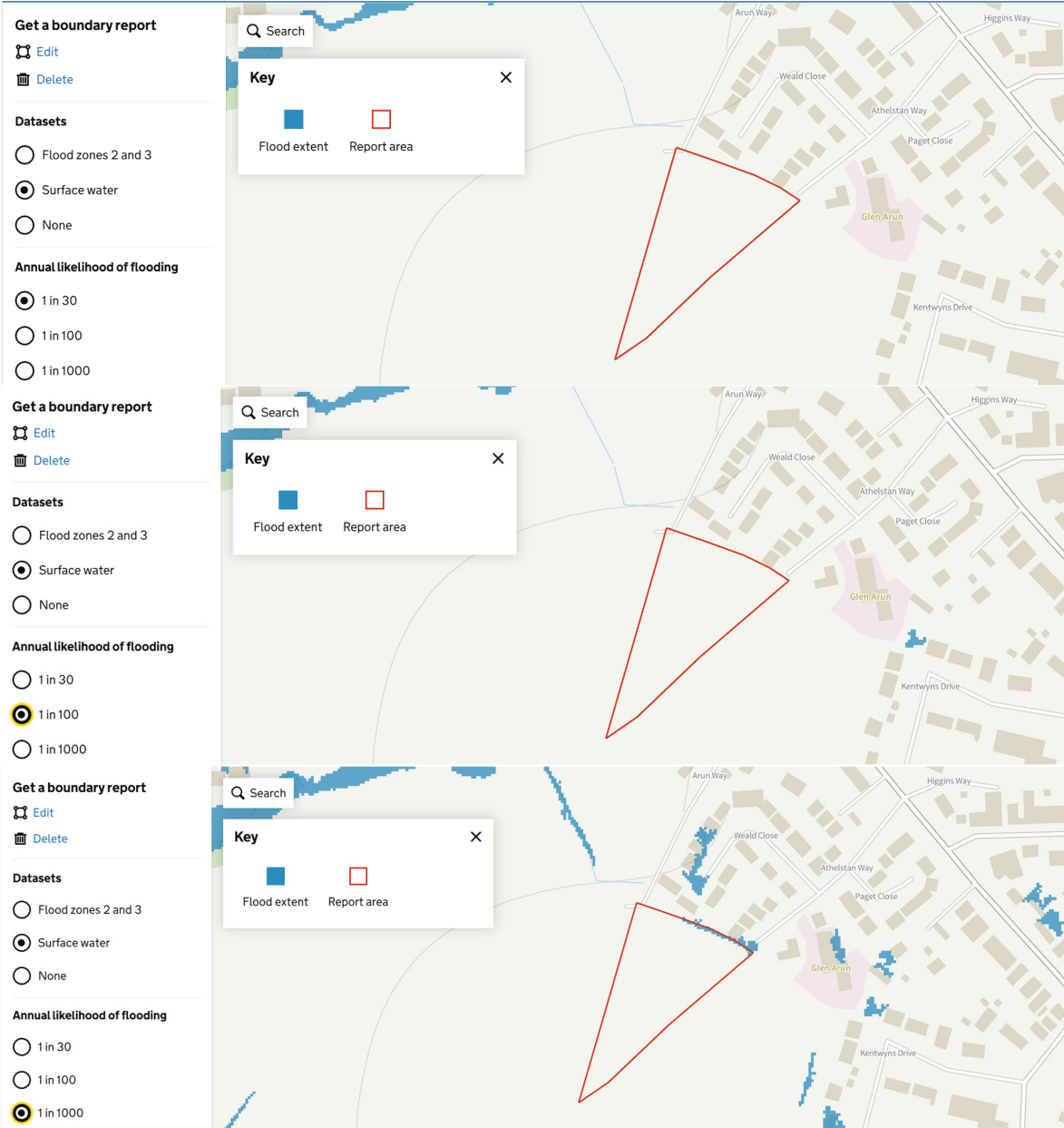
Flood risk

The site comprises some 0.92Ha of land south of Athelstan Way, Horsham, West Sussex. The site is of triangular shape and falls from some 56.5m AOD at the southern end to some 50-51m AOD to the rear of the properties in Athelstan Way on the northern side. The site is currently undeveloped and runoff falls south to north to an existing ditch inside the northern edge of the site. This ditch falling east to west to a invert level of some 49.49m AOD where it enters a culvert running westwards out of the site. The existing site is shown on Paul Stubbington Land Survey plan 12005-01.

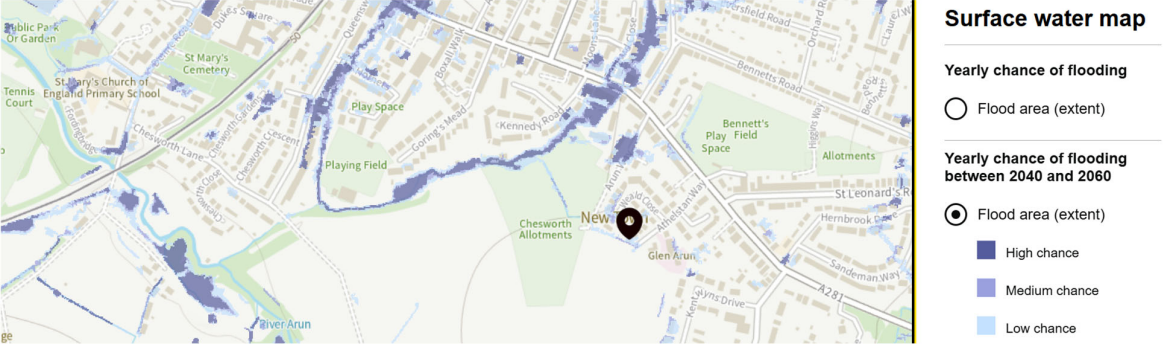
Environment Agency mapping indicates the site is at low risk of fluvial/tidal flooding inclusive of climate change:



Environment Agency mapping indicates the site is generally at very low risk of surface water flooding (<0.1%AEP) save for the northern ditch which is indicated to be at low risk of surface water flooding. (no building is proposed in this ditch)



Environment Agency long-term flood risk out put for the closest existing property at 20 Athelstan Way, indicates the climate change surface water flood risk to be low in the ditch to the northern edge of the site: and the remainder of the site to be very low climate change surface water flood risk:



The Environment Agency long-term flood risk output confirms the site is not in a groundwater flood alert area:

Your selected location: 20, Athelstan Way, Horsham, RH13 6HA

This information tells you the flood risk of the land around a building, not the building itself.

This location is outside of a groundwater flood alert area.

The Environment Agency long-term flood risk output confirms reservoir flooding is unlikely in the area:

Your selected location: 20, Athelstan Way, Horsham, RH13 6HA

This information tells you the flood risk of the land around a building, not the building itself.

Flooding from reservoirs is unlikely in this area.

Summary

The site is less than 1 Ha in size. The flood risks at the site are low-very low.

NPPG 7-027-20220825 revision 17-09-2025 directs with respect to the sequential test *that “In applying NPPF paragraph 175 a proportionate approach should be taken. Where a site specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing the flood risk elsewhere, then the sequential test need not be applied.”*

The proposed site layout shown on CGS Civils Surface Water Drainage Report C3852 29/9/2025 avoids the low surface water flood risk area associated with the ditch. The surface water drainage report also sets out the provision of surface water drainage to ensure flood risk is not increased elsewhere. NPPG 7-027-20220825 revision 17-09-2025 is therefore met and the sequential test need not be applied.

The proposed development will not increase flood risk elsewhere.

Foul water drainage

The existing Athelstan Way estate is served by the public foul sewer network. The site falls towards the proposed access from Athelstan Way and the site can be served by a conventional gravity sewer network connecting to the existing public foul sewer. Connecting would be made under s106 of the Water Industry Act.

Surface Water drainage

The proposed arrangements for site surface water drainage are set out in CGS Civils Surface Water Drainage Report C3852 29/9/2025 (refer to that report for further details). In summary site permeability testing confirmed negligible soil permeability and infiltration discharge would not be viable. The report concludes to maintain discharge to the existing ditch falling east- west in the northern edge of the site with discharge regulated to 2 l/sec. Attenuation storage will be provided by a combination of attenuation basin, exocellular tanks and permeable pavement. The proposed arrangements will meet the regulatory standards and ensure the proposed development will not increase flood risk elsewhere

Yours Sincerely,

Aqua Callidus Consulting Ltd

Andy Traves

Enc. Paul Stubbington lan survey plan 12005-01
CGS Civils Surface Water Drainage Report C3852 29/9/2025