

21 August 2026

FAO: Sam Whitehouse, Horsham District Council

Dear Mr Whitehouse,

Re: Toat Café, Stanes Cottage, Stanes Farm & Whitelands Farm, Pulborough RH20 1DN

Planning Ref: DC/26/0826

Consultee Letter from LLFA dated 20/07/26

Thank you for forwarding on the response from the LLFA in relation to the Drainage Report (ref TCP01 dated May 2026) compiled for the proposed development at the Toat Cafe.

Our responses to the five points raised are detailed below.

1. Surface water flood risk

A more detailed plan of the existing surface water flooding extents is provided in Figure 1 below. The LLFA noted their concern over the flooding predicted at Flood Area 1 in the north-east corner of the site.

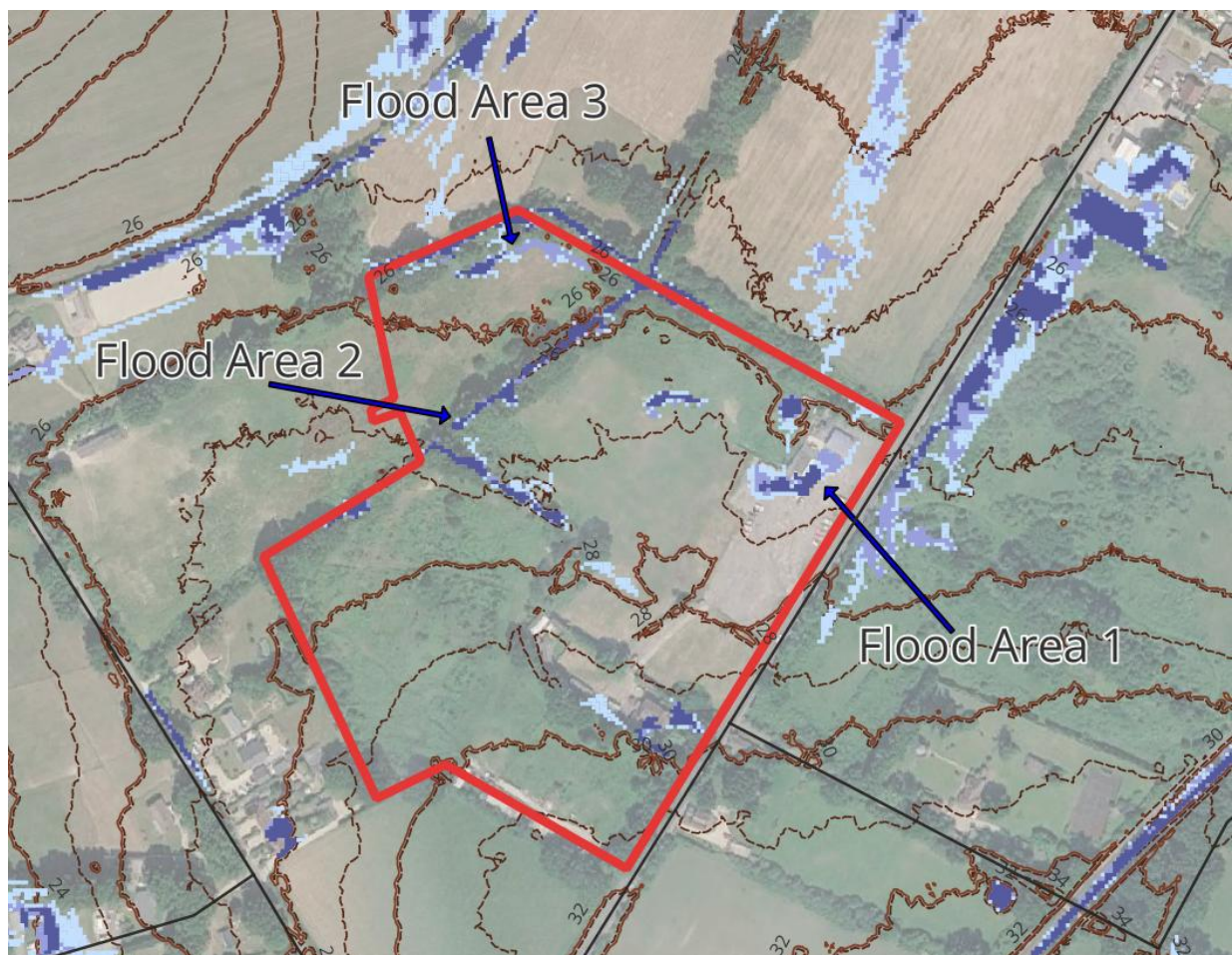


Figure 1: Surface Water flood risk

This area of flooding is a discrete flood area which is predicted to pond to the extents shown. There is no overland flow through this area, and therefore this area of flooding is not caused by flows from outside the site, nor does it exit from the site. It is considered to be caused by runoff solely from the

4,000sqm car park which has an impermeable surface formed from compacted hardcore material (see Figure 2 below) and does not have a designed drainage system. Since the existing surfacing and the buildings on the site will be removed by the development and replaced with permeable surfaces with a defined drainage system, the presence of Flood Area 1 will not be present following completion, therefore will have no impact on the proposed layout.



Figure 2: Toat Café car park as viewed in a northerly direction from Stane Street

2. Connectivity to the surrounding watercourse network

Figure 3 below is presented to demonstrate the connectivity of the existing site to the river network. The data uses LiDAR data to show the contours and the OS Open Rivers shapefile to identify the river to the north-of the site. Google Maps indicates a watercourse to the north of the site at a lower elevation to the site outfall and the LiDAR contours support the fact that ditches are present to drain the adjacent fields.

The above is sufficient at Outline Application stage to establish the route connecting the site to the river network and, if required, more detail can be provided as part of a Reserved Matters application. There is no reason to suggest that runoff from the site does not already follow a route following field boundary ditches to the river network and there is no indication that flooding occurs currently. The development will limit the site discharge to the 50% Annual Exceedance Probability (i.e. that which occurs during a 1 in 2 year event).

Inspection of the site plan provides no indication that a 3m easement buffer to an existing watercourse cannot be provided and more detail can be provided as part of a Reserved Matters application.

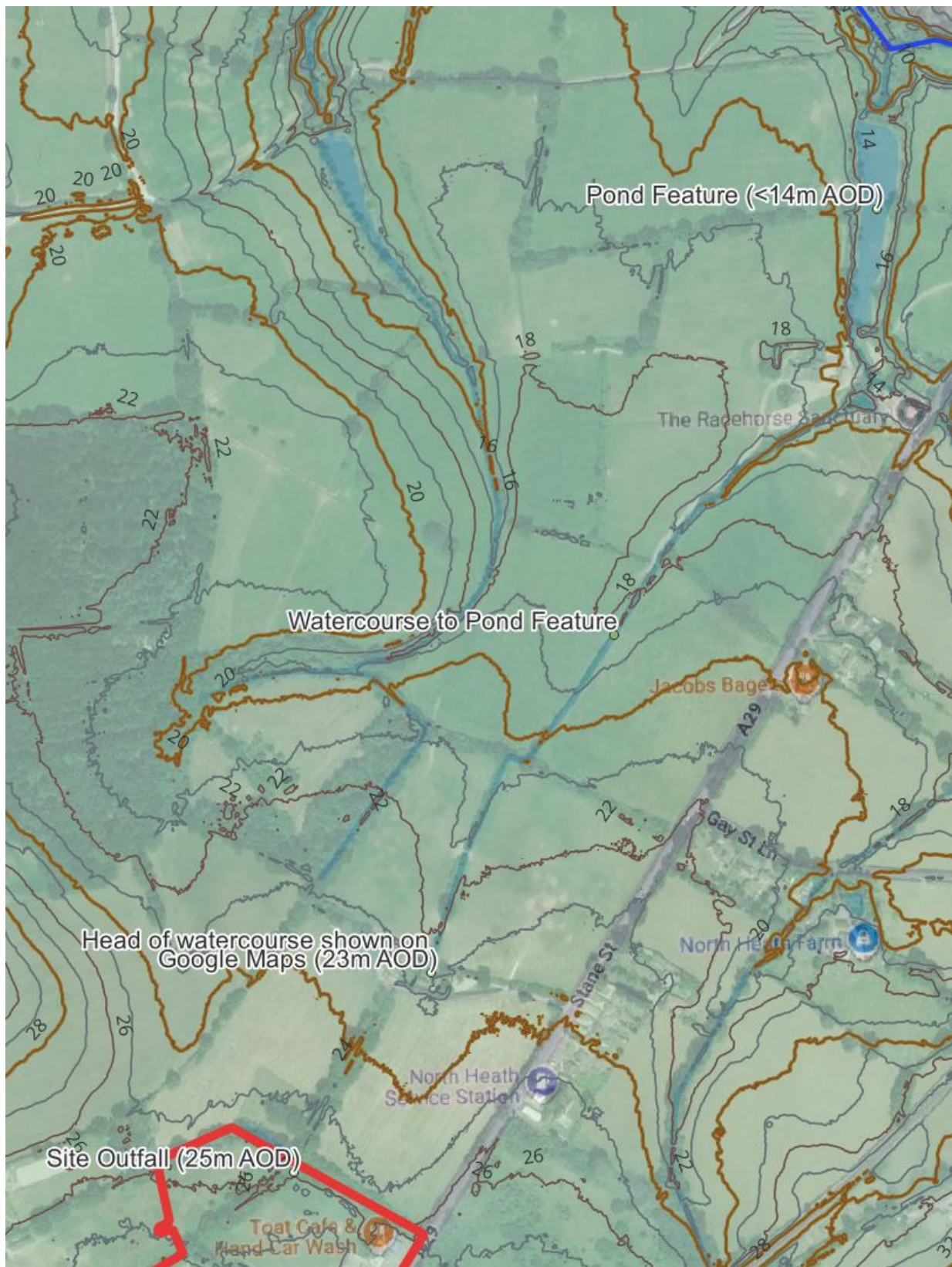


Figure 3 – Connectivity to the river network using LiDAR and OS data

3. Connectivity from outside the site

A connection to the ditch passing through the site from outside the site has not been recorded by the topographical survey and nor has one been observed. The ditch is considered to only drain the fields within the site which are likely to become saturated during periods of wet weather due to the low permeability nature of the clay soils.

It may be observed on Google Maps and our Topographical survey data of the road already provided, that there is no gully located close to the ditch (Figure 4) and furthermore the road gullies are located on the opposite side of the road from the development (Figure 5).

It is considered highly likely that the road gullies drain to a ditch on the east side of the road or to a surface water highway drain (the latter being unlikely, since manhole covers are not present at this location). This is further supported by the surface water flood modelling indicated on the Figure 2 above, which clearly shows surface water flooding entirely on the opposite side of Stane Street.



Figure 4: Stane Street looking north



Figure 5: Stane Street looking south (with road gully on east side of the highway)

4. Use of Rainwater Harvesting

Given the drought being suffered by the south-east of England country in the last few months, it is clear that Rainwater Harvesting must form part of a strategy to reduce potable water use.

It is agreed that water butts will not meet the new standards and it is recommended that each property be equipped with a rainwater harvesting tank to supply an internal toilet and an external garden tap. Adequate space is available within each plot for this.

5. Groundwater investigations

Groundwater investigations are to be included in the ground investigation specification at a later stage of this project as part of Reserved Matters/planning conditions applications.

Yours Sincerely,



Paul Timmins CEng MICE

Director, KPT Properties