TO:	Horsham District Council – Planning Dept
LOCATION:	Oakhurst Centre West Chiltington Lane, Coneyhurst West Sussex RH14 9DN
DESCRIPTION:	Outline application for the demolition of existing buildings and erection of 9No self-build / custom build dwellings with all matters reserved.
REFERENCE:	DC/25/0486
RECOMMENDATION:	More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the below information provided by the applicant in support of the planning application:

- Application for Outline Planning Permission with all matters reserved - Application Form (20 March 2025)
- Location Plan (Manorwood Construction Ltd, 07 January 2025, 2209OA_R4_000, Revision -)
- Proposed Block Plan (Manorwood Construction Ltd, 07 January 2025, 2209OA_R4, Revision 00)
- Planning Statement (MME Planning Services, March 2025, P-009c, Version 1)

We have reviewed the evidence provided by the applicant in support of the Outline planning application. The applicant has not provided any details on the management of surface water or foul water, although for an Outline application we require evidence to show surface water and foul water drainage has been considered to demonstrate that adequate space is provided in the masterplan, draining the site is feasible and a viable outfall or method of disposable is available for foul and surface water.

Therefore, we require **more information** to support the proposals to determine that the site drainage meets the requirements of the NPPF and PPG, SuDS Non-Statutory Technical Standards (NSTS) (March, 2015), and the Horsham District Planning Framework (2015) – Policy 38.

The following information is required, detailed in the Main Comments section and summarised below:

- An assessment of current and proposed site drainage patterns.
- Measurement of pre and post development permeable and impermeable area.
- Flow and volume rates with supporting evidence.
- Confirmation of surface water disposal in line with the drainage hierarchy.
- Indicative surface water drainage strategy and foul water drainage strategy.

MAIN COMMENTS:

We have reviewed the evidence provided by the applicant in support of the planning application and the following recommendations to the LPA are made:

- The applicant must provide an assessment of the current and proposed drainage patterns entering, within, and leaving the site, including an understanding of how surface water would flow across the site in normal and rainfall event conditions. We note that according to the Environment Agency Flood Map for Planning there are areas of Low, Medium and High surface water risk across the site, which require assessment (See Advisory Note below).

- The applicant must provide a measurement of pre and post development permeable and impermeable areas with supporting catchment plans and calculations.

- The applicant must provide flow and volume rates with supporting evidence, for greenfield and brownfield sites as appropriate (see the UKSUDS.com tool):
    - Existing runoff rates should be provided for the 100% Annual Exceedance Probability (AEP), 3.33% AEP and 1% AEP storm event and include the value of Qbar.
    - The applicant should provide post development discharge rates for the 100% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events.
    - The runoff from the proposed development should where possible be restricted to the greenfield 1 in 1 year runoff rate during all events up to and including the 1 in 100 year rainfall event including adjustments for climate change.
    - Where this is not possible, the runoff from the proposed development should restrict flows to as close as reasonably practical to the greenfield runoff rate for the site, not exceeding the flow rate generated from a 50% improvement on the 1 in 1 year brownfield runoff rate of the existing site.
    - Justification for any flow rate greater than the 1 in 1 year greenfield runoff rate should be provided.
    - Water storage capacity volumes of the proposed drainage features to attenuate the 1% AEP + Climate Change storm event.

- If infiltration testing has been undertaken this should be in accordance with BRE DG 365, at the location and depth of proposed devices. Minimum proven infiltration rates are $1x10^{-6}$ m/s, as per The SuDS Manual (C753). Any infiltration structure should have half drain down times less than 24 hours and be constructed a minimum of 1.0m above the highest groundwater level. In Source Protection Zone 1 areas (see the Magic Map Application), Environment Agency consent is required, and additional protection to ground water may be required.

- If infiltration testing cannot be undertaken, provide an infiltration assessment, supported by a desk-based assessment of existing drainage arrangements, soil types, geology and suitability for infiltration potential. Sufficient evidence should be provided to provide confidence that the method of surface water disposal is credible and achievable for the development.

- Concept surface water management strategy including:
    - The aim to achieve and better greenfield runoff rates and adherence to the drainage hierarchy
    - A rationale for SuDS selected in line with the Horsham District Planning Framework (2015) – Policy 38 and industry best practice, such as The SuDS Manual (C753).

- The applicant must provide an indicative surface water drainage strategy, including supporting preliminary calculations, confirming outfall location, runoff rate/s, with allowance for urban creep, location of flow controls, required and proposed volumes of attenuation storage including sizing of SuDS.

- The applicant must provide an indicative foul water drainage strategy demonstrating adequate space has been provided within the masterplan for a package treatment plant (if no sewer within vicinity) and outfall to receptor, or

where discharging to public/private foul or combined sewer an indicative route from the site to the sewer and point of connection. The applicant is yet to provide the information and until such time as this information is received, Horsham District Council Drainage cannot determine the suitability of the proposed scheme with regards to surface water and foul drainage. Advisory: The Environment Agency Flood Map for Planning shows that the site is at risk of surface water flooding. An FRA is required for all development proposed within Flood Zone 1 and the flood map for planning shows it is at risk of flooding from surface water.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Y Riley E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	17/06/2025