



## Drainage Strategy

AEG6874\_BN5\_Henfield\_07

Site Address: 'The Slips'

West End Lane

Henfield

BN5 9RG

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UK Experts in Flood Modelling, Flood Risk  
Assessments, and Surface Water Drainage Strategies

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# Document Issue Record

**Project:** Drainage Strategy

**Prepared for:** Manorwood Construction Limited

**Reference:** AEG6874\_BN5\_Henfield\_07

**Site Location:** 'The Slips', West End Lane, Henfield, BN5 9RG

Issue	Date	Author	Check	Auth.	Comments
1	26/02/2025	Daniel Buciak	James Mahoney	James Mahoney	First issue
2	03/10/2025	Daniel Buciak	James Mahoney	James Mahoney	Updated to latest layout, surface water drainage strategy revised following failed infiltration tests
3	10/12/2025	Daniel Buciak	James Mahoney	James Mahoney	Updated to address Horsham district council comments dated 27.11.25
4	05/01/2026	Daniel Buciak	James Mahoney	James Mahoney	Updated to latest layout
5	08/01/2026	Daniel Buciak	James Mahoney	James Mahoney	Updated in accordance with ecology comments

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# 1. Introduction

- 1.1. Aegaea were commissioned by the Client to prepare a Drainage Strategy to support a planning application associated with the proposed development on land at 'The Slips', West End Lane, Henfield, BN5 9RG.
- 1.2. The development proposals comprise the erection/stationing of 4 no. static caravans for residential purposes along with utility buildings, the formation of hardstanding and associated landscaping.
- 1.3. The proposed development layout drawings are contained within Appendix A.

## Site Overview

- 1.4. The site of the proposed development is shown in the location plan, Figure 1, below.



Figure 1: Site Location Plan

- 1.5. The site measures approximately 0.58 hectares and is currently a grassed field used for camping/pitch-up purposes. The site is bound by mixed vegetation of hedgerow and trees along the southern, eastern and western boundaries. Access into the site is via West End Lane which forms the northern boundary of the site.
- 1.6. The topography across the site generally falls northwards towards West End Lane, with steeper gradients exhibited adjacent to the southern boundary. A copy of the topographical survey is contained in Appendix B.

## Existing Drainage Arrangements

- 1.7. There is a ditch/ordinary watercourse that runs west along West End Lane. It is understood this conveys flows towards a small watercourse, circa 200m west of the site, that acts a tributary to the River Adur.
- 1.8. No existing public sewers have been identified within the vicinity of the site. A copy of the public sewer records is contained in Appendix C.

## 2. Surface Water Drainage Strategy

### Ground Conditions

- 2.1. A review of publicly available information (LandIS – Soilscales) indicates that the site is located within an area of freely draining lime-rich loamy soils underlain by Lower Greensand Group – Sandstone bedrock formation.
- 2.2. Infiltration tests were conducted to BRE365 methodology on 27th September 2025. The trial pits failed to sufficiently drain, demonstrating the underlying ground was unsuitable for infiltration to occur. The findings are contained in Appendix D.

### Proposed Drainage Strategy

- 2.3. Current guidance indicates that the following surface water disposal options should be considered, listed in order of preference:
  - i. **Disposal via on-site infiltration systems:** As discussed above, discharge to the ground has been discounted due to unfeasible ground conditions.
  - ii. **Disposal to a watercourse/surface water body:** It is proposed to discharge attenuated flows from the proposed development to the existing ditch located along the site's northern boundary.
  - iii. **Disposal to surface water sewer:** There are no public surface water sewers located within the vicinity of the site.
  - iv. **Disposal to combined sewer:** There are no public combined sewers located within the vicinity of the site.
- 2.4. The surface water runoff from the proposed development will be managed through a series of SuDS features comprising, rainwater harvesting tanks, filter drain and geocellular crates, prior to discharging at a controlled discharge rate into the existing ditch along the site's northern boundary.

- 2.5. Due to the root protection areas associated with the existing trees within the development, the hardstanding areas within the site will comprise a porous surface with a no-dig construction. The porous no-dig construction would therefore drain as in the pre-development scenario i.e. no change/increase to impermeable areas within its extents.
- 2.6. The proposed drainage features have been sized to accommodate surface water runoff from all proposed impermeable areas on site, including all modelled 1 in 100-year storm events with an appropriate allowance (45%) made for climate change.
- 2.7. The proposed drainage layout and details can be found in Appendix E. Supporting drainage calculations are contained within Appendix F.

## Runoff Rates

- 2.8. An assessment of greenfield runoff rates based on the proposed development impermeable areas (circa 473m<sup>2</sup>) was made using the pre-development calculator in Causeway Flow software based on the input parameters shown in Figure 2 below.

**Pre-development discharge**

Site Makeup: Greenfield

Greenfield Method: IH124

Positively Drained Area (ha): 0.047

SAAR (mm): 809

Soil Index: 3

SPR: 0.40

Region: 7

Betterment (%): 0

QBar (l/s): 0.2

Return Period (years)	Growth Factor	Q (l/s)
1	0.85	0.2
30	2.40	0.5
100	3.19	0.6

Figure 2: Extract from Causeway Flow Greenfield Runoff Rate Calculator

- 2.9. The greenfield runoff rates for the proposed development site are set out in the Table 1 below.

Return Period	Greenfield Runoff Rate
<b>Q<sub>BAR</sub></b>	0.2 l/s
<b>1 in 1 Year</b>	0.2 l/s
<b>1 in 30 Year</b>	0.5 l/s
<b>1 in 100 Year</b>	0.6 l/s

Table 1: Greenfield Runoff Rates

- 2.10. The table above shows that due to the small nature of the proposed development and the associated soil class type, greenfield runoff rates are extremely low.
- 2.11. Where a site is below 1ha and greenfield runoff rates are low, it is considered that 1 l/s forms a practical minimum flow rate that balances and mitigates both the increased flood risk and blockage risk to the proposed drainage system. It is therefore proposed to restrict flows to 1 l/s as an appropriate minimum flow for small sites.

### 3. Future Maintenance Strategy

#### General Maintenance

- 3.1. The surface water drainage network will be managed throughout the lifetime by the owners of the proposed development in accordance with details set out below.
- 3.2. All drainage, whether piped or SuDS require regular maintenance. The tables below provide an overview of general maintenance tasks and frequency of which they need to be undertaken.

Maintenance Schedule	Required Action	Typical frequency
Regular Maintenance	Inspect for sediment and debris in catchpit manholes and gullies. Clean out as required	Twice Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Occasional Maintenance	Remove sediment and debris in catchpits, gullies, attenuation devices and inside concrete manhole rings.	As required, based on inspections.
Remedial actions	Reconstruct and/or replace components, if performance deteriorates or failure/blockage occurs.	As required
	Replacement of clogged components (flow restriction)	As required
Monitoring	Inspect silt traps/gullies/catchpits and note rate of sediment accumulation.	Monthly in the first year and then annually
	Check attenuation devices	Annually

General maintenance for Surface Water Drainage Systems as per CIRIA C753.

- 3.3. The required maintenance for each component making up the drainage system is scheduled in the tables below, based on CIRIA report C753 – The SuDS manual.

## Orifice Flow Control

Maintenance Schedule	Required Action	Typical frequency
Regular Maintenance	Remove sediment and debris from flow control chambers and upstream manholes	Monthly (for the first 12 months, then 6 monthly).
Remedial Actions	Replace or clean orifice plate if performance deteriorates or failure occurs.	As necessary.
Monitoring	Check flow control to ensure emptying is occurring.	Quarterly and post high intensity storm event.

## Cellular Attenuation Tank

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings.	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Occasional Maintenance	Remove sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings.	As required, based on inspections.
Remedial actions	Reconstruct tank and/or replace or clean void fill, if performance deteriorates or failure occurs	As required
	Replacement of clogged geotextile (will require reconstruction of tank)	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation.	Monthly in the first year and then annually
	Check tank to ensure emptying is occurring	Annually

General maintenance for a Cellular Attenuation Tank as per CIRIA C753.

## Filter Drains

Maintenance Schedule	Required Action	Typical frequency
Regular Maintenance	Remove Litter and debris from filter drain surface, access chambers and pre-treatment devices.	Monthly (or as required)
	Inspect filter drain surface, inlet/outlet pipework and control systems for blockages, clogging, standing water and structural damage.	Monthly
	Inspect pre-treatment systems, inlets and perforated pipework for silt accumulation, and establish appropriate frequencies	Six monthly
	Remove sediment from pre-treatment devices	Six monthly or as required
Occasional Maintenance	Remove or control tree roots where they are encroaching the sides of the filter drain using recommended methods (eg NJUG, 2007 or BS 3998:2010)	As required
	At locations with high pollution loads, remove surface geotextile and replace, and wash or replace overlaying filter medium.	Five yearly, or as required
	Clear perforated pipework of blockages	As required

## Permeable Hardstanding Surface

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Regular raking to ensure even spread and smooth surface, may require additional top up.	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment.
Occasional Maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying.	As required – once per year on less frequently used pavements
Remedial Maintenance	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving.	As required
	Remediate work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material.	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action.	Three-monthly, 48 hr after large storms in the first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

## Headwalls (inlets and outlets)

Maintenance Schedule	Required Action	Typical frequency
Regular Maintenance	Inspect inlets, outlets for blockages and clear if required	Monthly (for the first 12 months, then 6 monthly).
	Check for signs of damage, erosion of banks or scour.	
	Inspect structural integrity of head wall structure	
	Check integrity of metal work and replace when needed.	
Occasional Maintenance	In the event of the blockage, the blockage/foreign material should be manually removed	Annual/bi-annual visual checks are basic recommendation
	Galvanised Grates and Handrails	
Remedial Actions	In the event of damage, erosion of banks or scour, rehabilitate as required.	As required
	Repair/rehabilitation of inlets/outlets/overflows	As required
	Re-level uneven surfaces and reinstate design levels	As required

## 4. Pollution Prevention & Water Quality Management

### SuDS Mitigation Indices

- 4.1. Chapter 26 of the CIRIA C753 The SuDS Manual, provides design advice to meet water quality standards by adopting the SuDS train treatment mechanism and thereby reduce the risk of pollution by evaluating potential pollution hazards at the outset.
- 4.2. The proposed site layout provides the opportunity to introduce SuDS into the scheme to reduce potential contaminant risk further. Runoff from individual property driveways, residential car parks and low traffic roads are generally viewed as low risk (as per Table 26.2 of C753), shown in the tables below.

Land Use	Pollution Hazard Level	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Residential Roofs	Very Low	0.2	0.2	0.05

Pollutant Hazard Indices

	Mitigation Indices				Indices for Calculation		
	TSS	Metals	Hydrocarbons		TSS	Metals	Hydrocarbons
Filter Drain	0.40	0.40	0.40	100%	0.40	0.40	0.40
Total Mitigation Indices score					0.40	0.40	0.40
Sufficiency of Pollution Mitigation Indices					Sufficient (No additional mitigation required)		

SuDS Mitigation Indices

- 4.3. The mitigation indices offered by the proposed SuDS features exceed the hazard indices from roof areas and therefore provides adequate mitigation. It is therefore considered that the proposed SuDS features on site are appropriate and acceptable in terms of water quality.

## 5. Foul Drainage Strategy

- 5.1. Southern Water's public sewer records contained in Appendix B show there are no public foul sewers within the vicinity of the site.
- 5.2. Discharge to ground, i.e. drainage field, has been considered however based on the failed infiltration test mentioned above discharge to ground has been discounted.
- 5.3. It is therefore proposed that foul flows arising from the proposed development are directed to a package treatment plant, prior to discharging treated flows into the existing ditch located along the site's northern boundary. Prior to any development, an Environmental Permit and Ordinary Watercourse Consent would need to be obtained.
- 5.4. If an Environmental Permit cannot be obtained the site would be served by individual cesspools serving each plot which would require regular emptying.
- 5.5. The package treatment plants are sized based on flows generated in accordance with guidance set out in British Flows and Loads - 4. In accordance with Flows and Loads guidance a minimum population (P) of 5 no. people has been assumed per pitch.
- 5.6. The foul drainage has been designed in accordance with Building Regulations Part H and the DCG where a 100mm diameter pipe, laid at a minimum gradient of 1 in 80, has sufficient capacity for up to 10 dwellings. Building Regs Part H states "sewers (i.e a drain serving more than property) should normally have a minimum diameter of 100mm when serving no more than 10 dwellings.
- 5.7. The DCG states (Section B3.1.1) that the peak design flow rates for dwellings should be 4000 litres per dwelling per day (0.05 litres per second per dwelling). For the proposed development of 4 dwellings this results in circa 0.2 l/s. Note: This is a design peak flow rate not a daily average water usage and represents the peak flow rate from a number of appliances. Reducing daily water usage does not necessarily reduce the peak flow rate.

# 6. Future Foul Maintenance Strategy

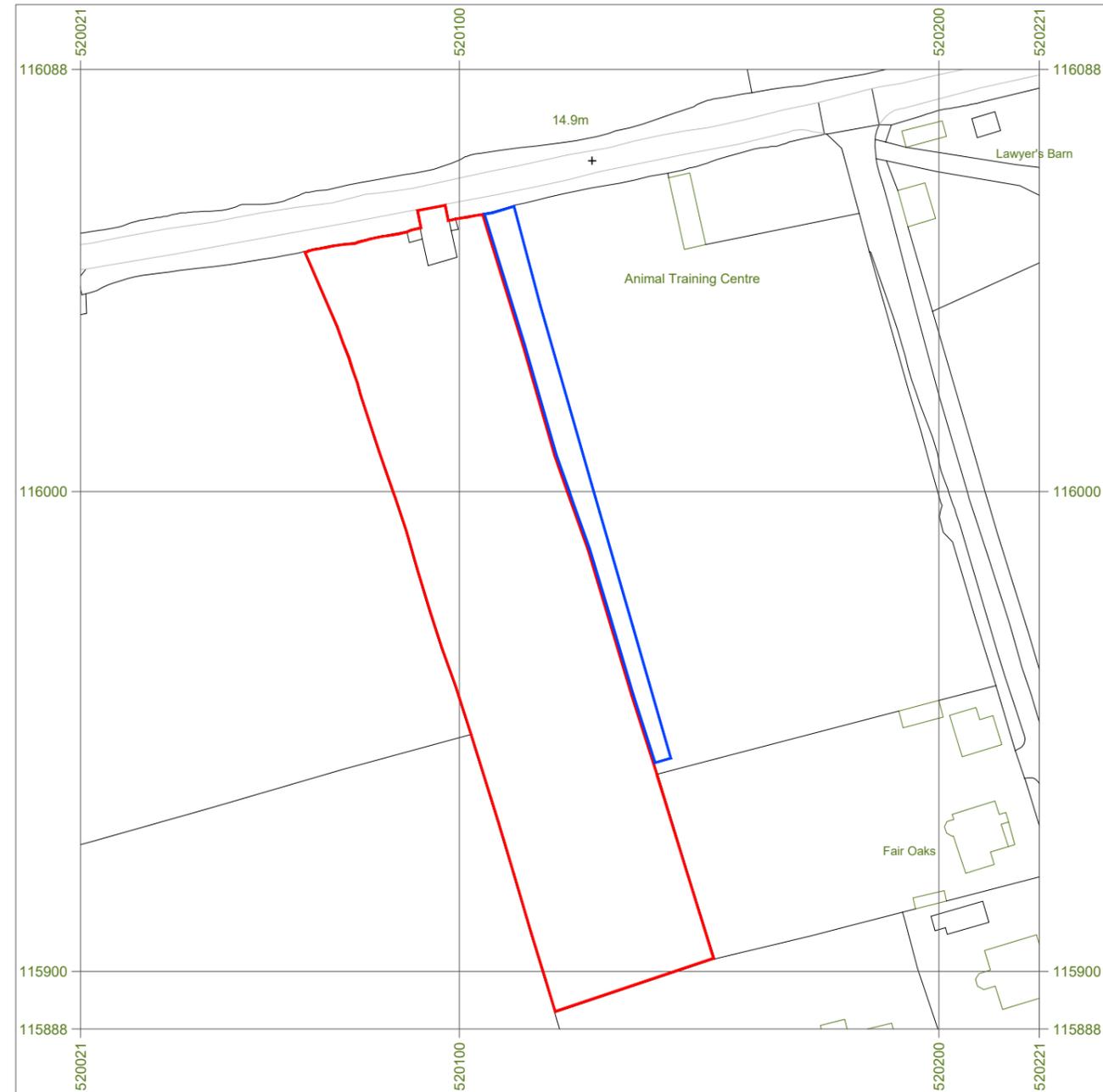
## Management

- 6.1. The key elements of the foul drainage network will require periodic maintenance to prevent failure of the system and/or a reduction in capacity. The below sets out the various drainage items to be maintained, identifies who is responsible and the frequency of maintenance.
- 6.2. A sewage treatment plant service agreement will be appointed prior to first occupation to ensure a suitably appointed service provider is in place. This will that outlines a comprehensive maintenance plan for the proposed sewage treatment system. It includes regular inspections, maintenance tasks, and often additional benefits to ensure your system’s optimal performance

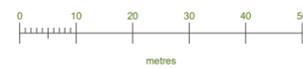
Responsibility	Feature	Required Action	Typical frequency
Owner / Occupier Appointed Management Company	Private Drains	Inspection	CCTV survey every 5-10 years
		Regular Maintenance	As required, Jet clean system fully following inspection
		Remedial / Occasional Maintenance	Carry out remedial works as identified in CCTV survey.
Owner / Occupier Appointed Management Company	Package Treatment Plant	Visual checks for leaks, blockages, or abnormal smells	Weekly/monthly
		Ensure air vents and blowers are clear and unobstructed	Weekly/monthly
		Regular and Occasional Maintenance, is to be carried out by service agreement with a suitably appointed supplier which will set out actions such as sludge level checks, effluent quality tests, control system checks and internal inspections	Annual/Bi-Annual Occasional Maintenance

# Appendix A - Site Layout Plans

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Status Existing

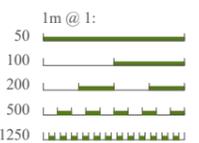
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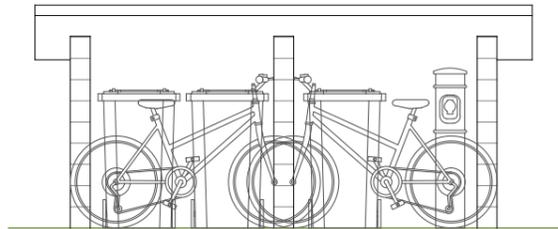
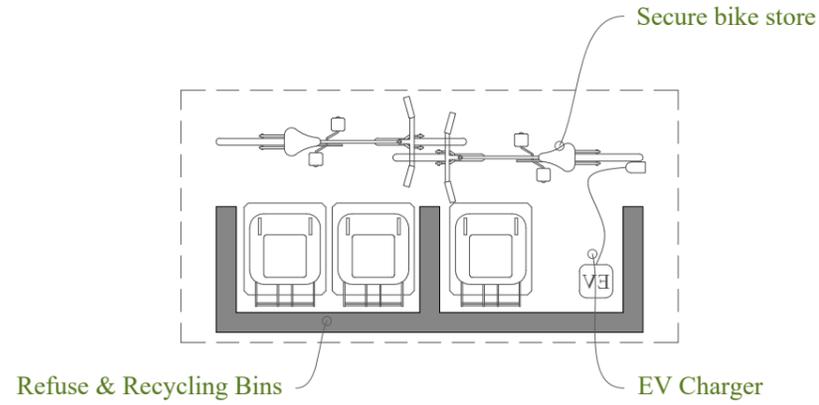
Submission **Planning**

Application Area: 5851 m<sup>2</sup>



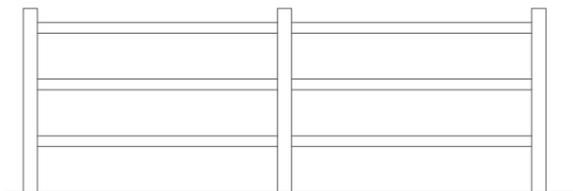
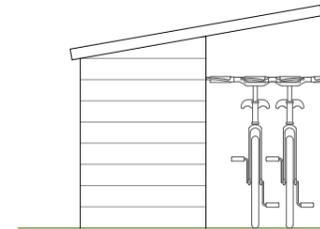
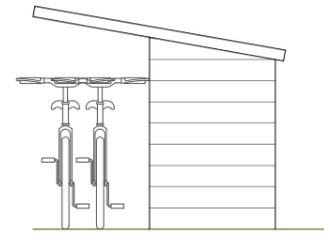
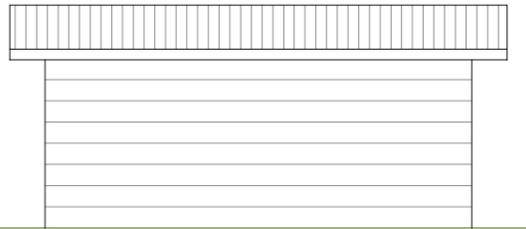
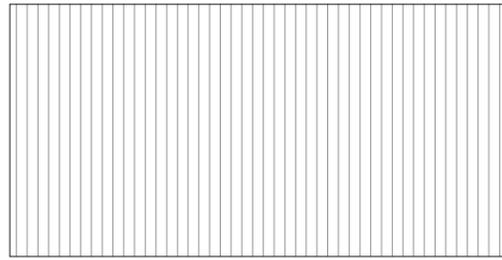
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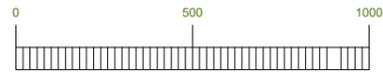
**Bin & Bike Store**

1:50 PROPOSED



**Typical 1.2m timber post & rail fence**

1:50 PROPOSED



**SCALE BAR: 1:20 MM**

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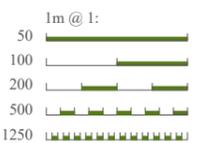
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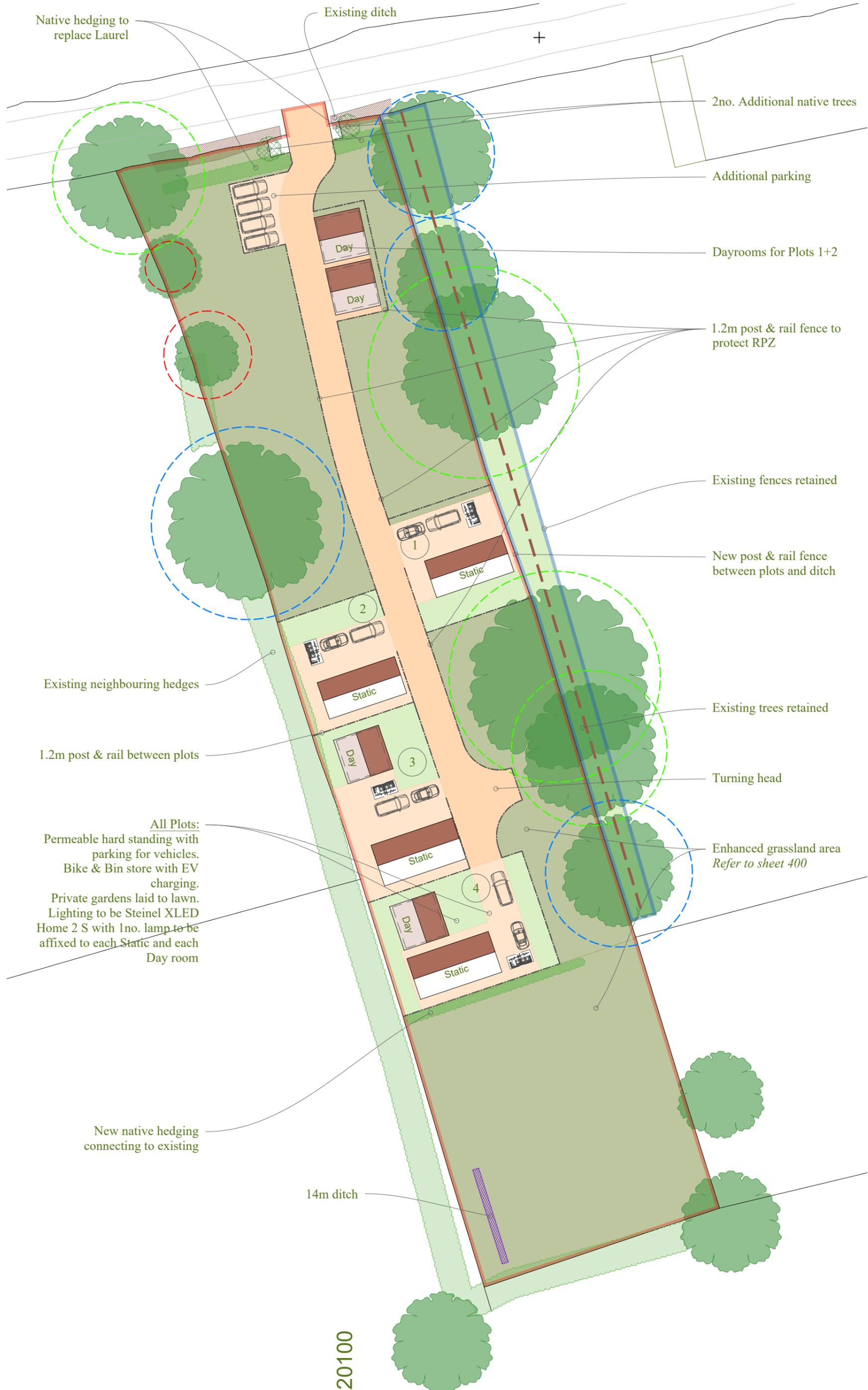
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Status Proposed

Drawing Refuse, Boundary & Surfacing

Submission **Planning**





- Permeable hardstanding comprising cellweb or similar filled with clean (no fines) aggregate & pinned timber edges
- Enhanced Grassland Area outside gardens
- Grass
- Existing ditch (north)
- New ditch (south)
- Native hedging
- Existing Tree
- New native tree
- Existing tree RPZ (colour denotes condition)
- Post & rail fencing
- Existing ditch (east)

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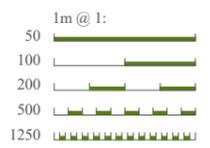
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Drawing Block Plan

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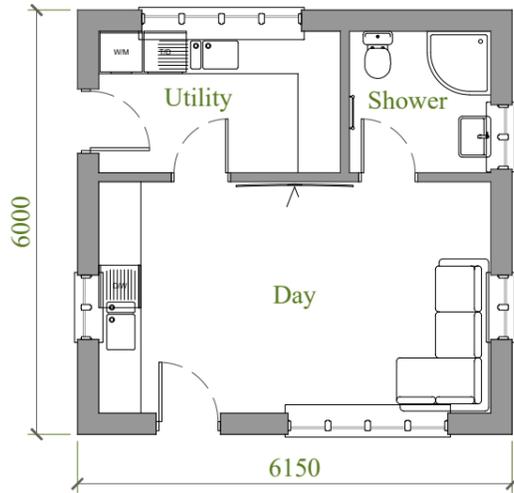
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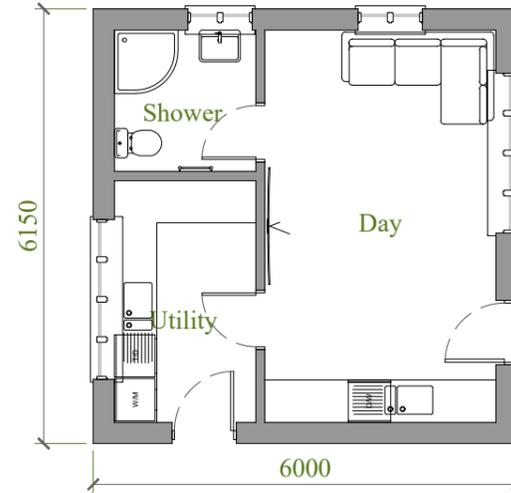
Drawing Day Room

Submission **Planning**



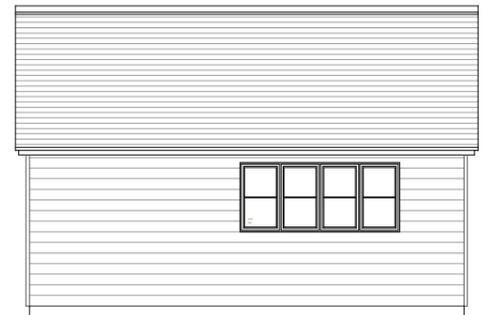
Ground Floor Plan

1:100 PROPOSED



Ground Floor Plan

1:100 PROPOSED



North

1:100 PROPOSED



East

1:100 PROPOSED



West

1:100 PROPOSED



North

1:100 PROPOSED



South

1:100 PROPOSED



West

1:100 PROPOSED



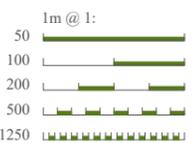
East

1:100 PROPOSED



South

1:100 PROPOSED



## Planting Specification for new boundary hedgerows

Plants to be between 80-90cm when planted

### Main Matrix (Transplants/Quicks)

70% of planting stock

Hawthorn	Crataegus monogyna
Blackthorn	Prunus spinosa

### Interplant (Whips/Transplants)

30% of planting stock

Hazel	Corylus avellana
Holly	Ilex aquifolium
Dog Rose	Rosa canina
Field Maple	Acer campestre
Dogwood	Cornus sanguinea
Spindle	Euonymus europaeus
Wild Privet	Ligustrum vulgare
Common Beach	Fagus sylvatica
Common Hornbeam	Carpinus betulus
Guelder rose	Viburnum opulus

Hedging should be planted in two staggered rows at a density of not less than 5 per metre, with approximately 450mm between plants in the same row, and 300-400mm between rows.

The interplant whips/transplants should be planted within this pattern in groups of 2/3.

Planting will be protected from grazing animals where applicable with a 1.5m high galvanised equine stock fence (or similar) erected 1m away from new plants.

All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations.

Hedgerow shrubs should either be notch planted or trench planted.

Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery. All plants need to be well heeled in after planting and watered in during dry weather.

Hedges to be planted between November and March while plants are still dormant. Avoid planting in very cold or wet weather.

### 20 year Management Plan:

Plant new hedgerows during winter<sup>3</sup>  
Connect them to other natural features to support wildlife spread<sup>3</sup>  
Prune new hedgerows for the first 3-5 years to encourage dense, bushy growth<sup>3</sup>

### Ongoing Management:

Manage hedgerows on a cycle to maintain their health and value for wildlife<sup>2</sup>  
Gradually cut hedges higher and wider to prevent them from becoming 'leggy' or 'gappy'<sup>2</sup>  
Rejuvenate hedges through laying or coppicing every 40+ years<sup>2</sup>

### Protection Measures:

Establish or maintain green cover buffer strips adjacent to hedgerows<sup>7</sup>  
Protect hedge nesting birds by avoiding cutting or trimming during their nesting period<sup>7</sup>  
Hedgerows will be protected from damage by ensuring these measures are in place<sup>7</sup>

### Long-Term Maintenance:

Aim for a balance of old and young hedgerow trees to support diverse wildlife<sup>2</sup>  
Trim at the best time for nature, ideally late winter, to allow wildlife to feed on berries and fruits<sup>2</sup>

### Environmental Benefits:

Hedgerows enhance biodiversity and provide habitat for a wide range of species<sup>1</sup>  
They offer erosion control, water regulation, and carbon storage to combat climate change<sup>1</sup>  
A new hedgerow can store 600 to 800 kilograms of carbon dioxide per year for up to 20 years<sup>9</sup>

By following these guidelines, hedgerows can be effectively managed and protected to ensure their ecological and environmental benefits are sustained over the long term. Consult with local wildlife trusts or experts for tailored advice and to comply with any specific regulations in your area.

## Enhanced Grassland Area

To be sown with a native perennial wildflower meadow mix (species-rich), suitable for neutral soils.

Seed to be sown at 4g/m<sup>2</sup> onto prepared ground in early spring or autumn. Cut to 75mm after establishment, then managed with two cuts per year (late summer & late autumn), removing all arisings to maintain low fertility. No fertiliser or irrigation required after establishment.

### Sources:

- Hedgerow management - Farming for Nature.*  
<https://www.farmingfornature.ie/your-farm/resources/best-practice-guides/hedgerow-management/>
- Top tips for managing hedgerows - People's Trust for Endangered Species.*  
<https://ptes.org/hedgerow/managing-hedgerows-top-tips/>
- The Management of Hedgerows (England) Regulations 2024 - Legislation.gov.uk.*  
[https://www.legislation.gov.uk/ukdsi/2024/9780348260472/pdfs/ukdsiem\\_9780348260472\\_en\\_001.pdf](https://www.legislation.gov.uk/ukdsi/2024/9780348260472/pdfs/ukdsiem_9780348260472_en_001.pdf)
- How to manage a hedgerow for wildlife | The Wildlife Trusts.*  
<https://www.wildlifetrusts.org/wildlife/managing-land-wildlife/how-manage-hedgerow-wildlife>
- Hedges of Biodiversity - National Geographic Society.*  
<https://education.nationalgeographic.org/resource/hedging-biodiversity/>
- How to establish, manage and rejuvenate hedgerows.*  
<https://www.fwi.co.uk/arable/how-to-establish-manage-and-rejuvenate-hedgerows>
- Hedgerow planting: answers to 18 common questions - The Tree Council.*  
<https://treecouncil.org.uk/wp-content/uploads/2020/05/Hedgerow-planting.pdf>
- A Guide to Hedgerows: Plantings That Enhance Biodiversity ....*  
<https://extension.oregonstate.edu/catalog/pub/em8721>
- Hedgerow Regulations UK | Removing or Working on Hedges - UK Rules.*  
<https://www.theukrules.co.uk/rules/legal/environment/countryside/hedgerow-regulations/>

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All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Promethean Planning are appointed to undertake Building Regulations or construction drawings.



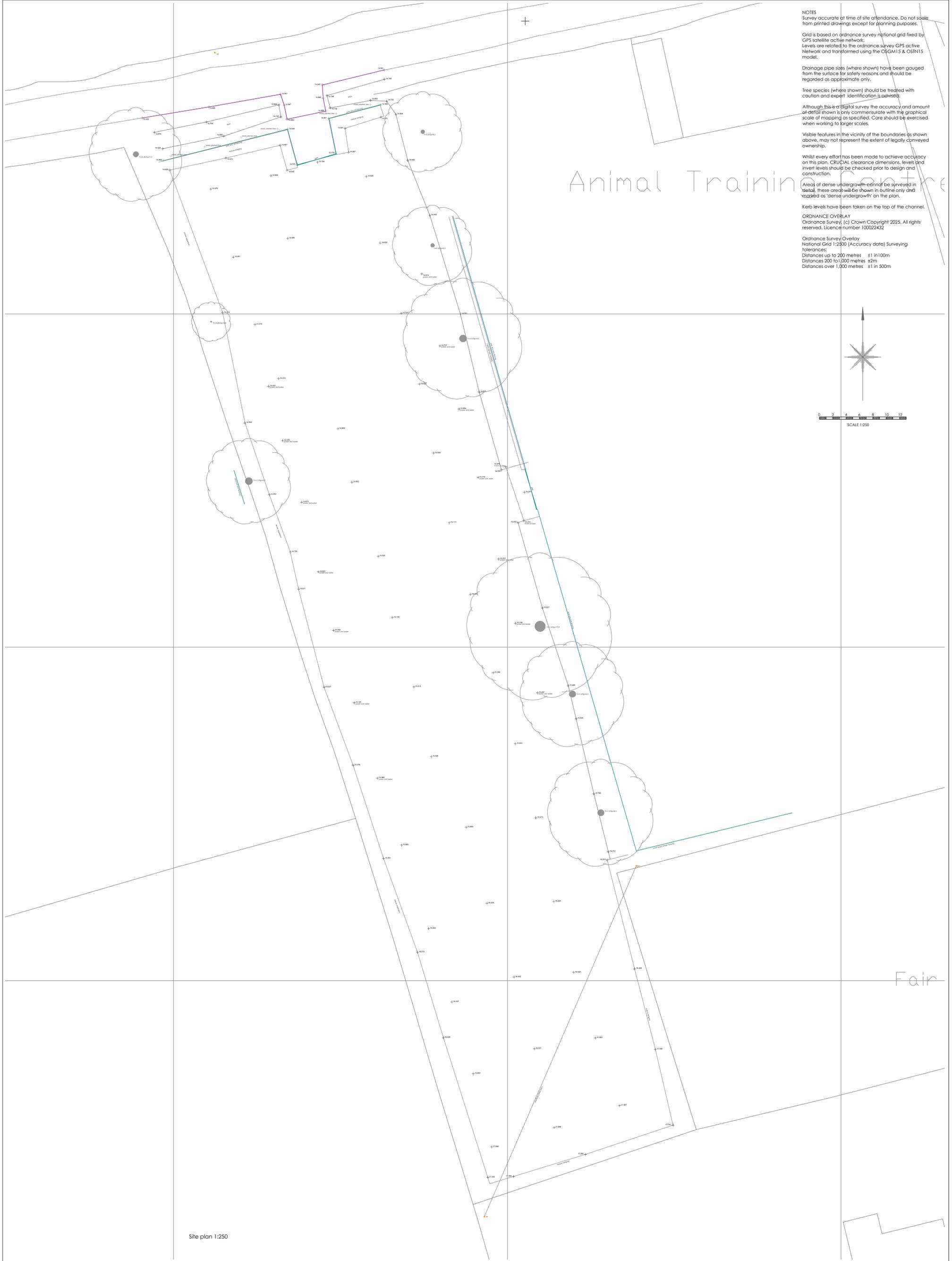
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<u>Address</u>	
'The Slips', West End Lane, Henfield, BN5 9RG	
<u>Drawing No. 400</u>	
<u>Scale @ A3 NTS</u>	
<u>Job No.</u>	2412WE_R5
<u>Drawn By</u>	MD
<u>Checked By</u>	BK
<u>Drawn On</u>	17.12.2025
<u>Issued On</u>	17.12.2025
<u>Status</u>	Proposed
<u>Drawing</u>	Landscaping
<u>Submission</u>	<b>Planning</b>

# Appendix B - Topographical Survey



NOTES

Survey accurate at time of site attendance. Do not scale from printed drawings except for planning purposes.

Grid is based on Ordnance Survey national grid fixed by GPS satellite active network. Levels are related to the Ordnance Survey GPS active Network and transformed using the OSGM15 & OSTN15 model.

Drainage pipe sizes (where shown) have been gauged from the surface for safety reasons and should be regarded as approximate only.

Tree species (where shown) should be treated with caution and expert identification is advised.

Although this is a digital survey the accuracy and amount of detail shown is only commensurate with the graphical scale of mapping as specified. Care should be exercised when working to larger scales.

Visible features in the vicinity of the boundaries as shown above, may not represent the extent of legally conveyed ownership.

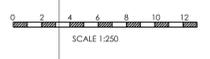
Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL clearance dimensions, levels and invert levels should be checked prior to design and construction.

Areas of dense undergrowth cannot be surveyed in detail, these areas will be shown in outline only and marked as 'dense undergrowth' on the plan.

Kerb levels have been taken on the top of the channel.

ORDNANCE OVERLAY  
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Ordnance Survey Overlay  
National Grid 1:2500 (Accuracy data) Surveying tolerances:  
Distances up to 200 metres ±1 in 100m  
Distances 200 to 1,000 metres ±2m  
Distances over 1,000 metres ±1 in 500m



Site plan 1:250

<b>medlams</b> surveys limited www.medlams-surveys.co.uk info@medlams-surveys.co.uk 07717 205 388	project: The Slips, West End Lane, Henfield, BNS 9RG	client: Manorwood	job ref: S3045
	title: Level survey	scale: 1:250 @A1	date: January 2025
	dwg no: Ex.01	rev:	

# Appendix C - Sewer Records



(c) Crown copyright and database rights 2024 Ordnance Survey AC0000808122 Date: 16/12/24 Scale: 1:1250 Map Centre: 520112.115976 Data updated: 27/11/24 Our Ref: 1643071 - 1

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2024 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.


nick@aegaea.com

6874



Wastewater Plan A1  
Powered by digdat



# Appendix D - Infiltration Tests

# Percolation tests to BRE365

## **Site location:**

'The Slips',  
West End Lane,  
Henfield,  
West Sussex  
BN5 9RG

## **The test procedure:**

Percolation tests were undertaken on 27<sup>th</sup> September 2025 to establish the suitability of the ground for infiltration.

A test hole was excavated in accordance with BRE 365 methodology at a locations to the north west and corners of the site.

The trial hole specifications were 600 mm w x 1500 mmm d x 1000 mm l

The trial hole was filled with a water bowser and left to drain overnight before conducting the BRE testing.

## **Results:**

24 hours after the holes were filled the hole had drained to around 50% depth of the test hole and it was clear that the ground was not suitable for infiltration.

As a result, the tests were aborted.



Initial filling



After 24 hours

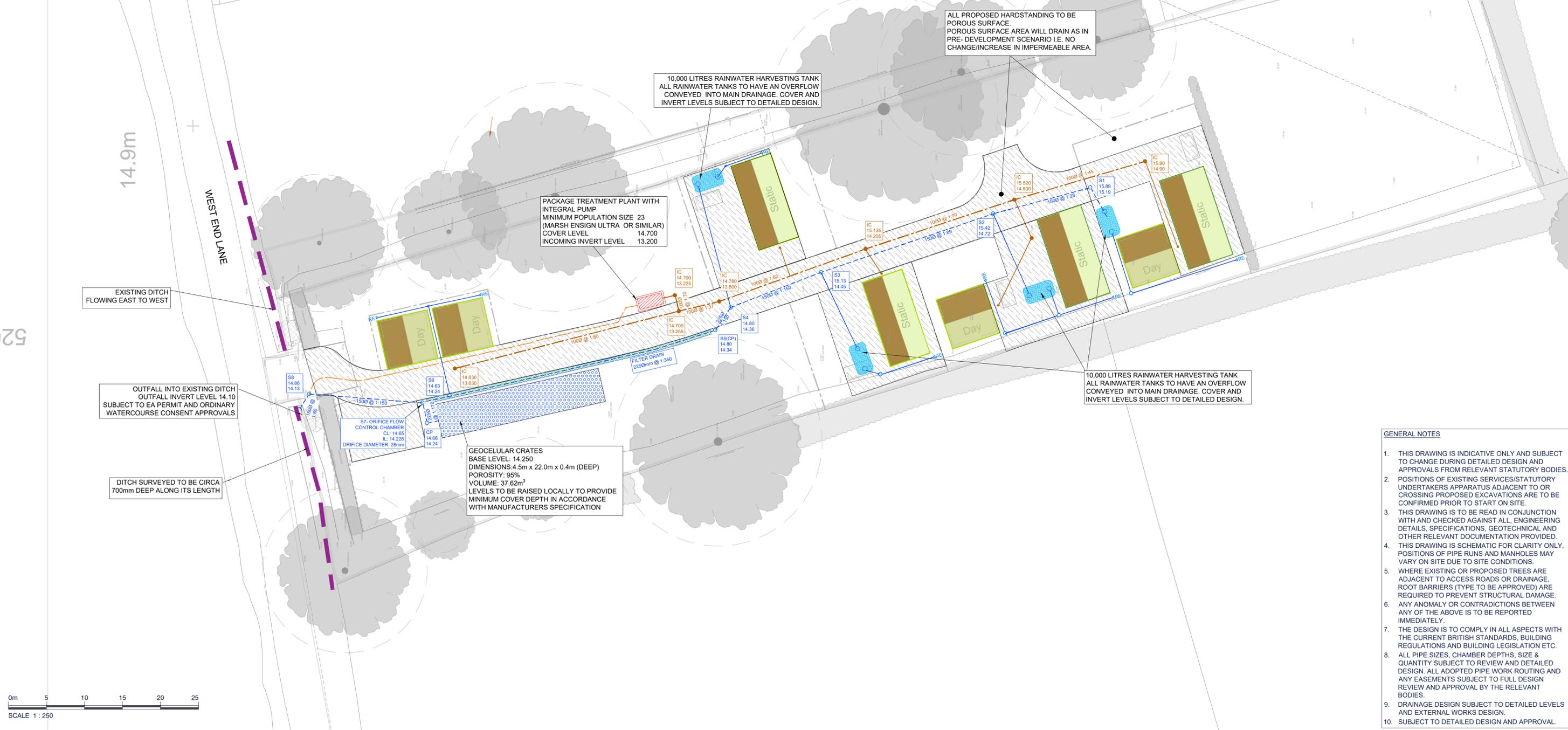


After 48 hours

# Appendix E-Proposed Drainage Arrangements



LEGEND	
	INDICATIVE SITE BOUNDARY
	INDICATIVE PLOT DRAINAGE SURFACE WATER SEWER
	PROPOSED SURFACE WATER SEWER
	INDICATIVE PLOT DRAINAGE SURFACE WATER INSPECTION CHAMBER
	INDICATIVE PLOT DRAINAGE RODDING EYE
	PROPOSED POROUS SURFACE
	PROPOSED FILTER DRAIN
	PROPOSED GEOCELLULAR CRATES
	PROPOSED RAINWATER HARVESTING TANK
	CONTRIBUTING AREA CATCHMENTS (473m <sup>2</sup> )
	EXISTING DITCH
	INDICATIVE PLOT DRAINAGE FOUL WATER SEWER
	PROPOSED FOUL WATER SEWER
	PROPOSED RISING MAIN
	PROPOSED FOUL INSPECTION CHAMBER (450mmØ)



ALL PROPOSED HARDSTANDING TO BE POROUS SURFACE. POROUS SURFACE AREA WILL DRAIN AS IN PRE- DEVELOPMENT SCENARIO I.E. NO CHANGE/INCREASE IN IMPERMEABLE AREA.

10,000 LITRES RAINWATER HARVESTING TANK ALL RAINWATER TANKS TO HAVE AN OVERFLOW CONVEYED INTO MAIN DRAINAGE. COVER AND INVERT LEVELS SUBJECT TO DETAILED DESIGN.

PACKAGE TREATMENT PLANT WITH INTEGRAL PUMP MINIMUM POPULATION SIZE 23 (MARSH ENSIGN ULTRA OR SIMILAR) COVER LEVEL 14.700 INCOMING INVERT LEVEL 13.200

10,000 LITRES RAINWATER HARVESTING TANK ALL RAINWATER TANKS TO HAVE AN OVERFLOW CONVEYED INTO MAIN DRAINAGE. COVER AND INVERT LEVELS SUBJECT TO DETAILED DESIGN.

GEOCELLULAR CRATES  
 BASE LEVEL: 14.250  
 DIMENSIONS: 4.5m x 22.0m x 0.4m (DEEP)  
 POROSITY: 95%  
 VOLUME: 37.62m<sup>3</sup>  
 LEVELS TO BE RAISED LOCALLY TO PROVIDE MINIMUM COVER DEPTH IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION

OUTFALL INTO EXISTING DITCH  
 OUTFALL INVERT LEVEL 14.10  
 SUBJECT TO EA PERMIT AND ORDINARY WATERCOURSE CONSENT APPROVALS

DITCH SURVEYED TO BE CIRCA 700mm DEEP ALONG ITS LENGTH

- GENERAL NOTES
1. THIS DRAWING IS INDICATIVE ONLY AND SUBJECT TO CHANGE DURING DETAILED DESIGN AND APPROVALS FROM RELEVANT STATUTORY BODIES.
  2. POSITIONS OF EXISTING SERVICES/STATUTORY UNDERTAKERS APPARATUS ADJACENT TO OR CROSSING PROPOSED EXCAVATIONS ARE TO BE CONFIRMED PRIOR TO START ON SITE.
  3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH AND CHECKED AGAINST ALL, ENGINEERING DETAILS, SPECIFICATIONS, GEOTECHNICAL AND OTHER RELEVANT DOCUMENTATION PROVIDED.
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  5. WHERE EXISTING OR PROPOSED TREES ARE ADJACENT TO ACCESS ROADS OR DRAINAGE, ROOT BARRIERS (TYPE TO BE APPROVED) ARE REQUIRED TO PREVENT STRUCTURAL DAMAGE.
  6. ANY ANOMALY OR CONTRADICTIONS BETWEEN ANY OF THE ABOVE IS TO BE REPORTED IMMEDIATELY.
  7. THE DESIGN IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BRITISH STANDARDS, BUILDING REGULATIONS AND BUILDING LEGISLATION ETC.
  8. ALL PIPE SIZES, CHAMBER DEPTHS, SIZE & QUANTITY SUBJECT TO REVIEW AND DETAILED DESIGN. ALL ADOPTED PIPE WORK ROUTING AND ANY EASEMENTS SUBJECT TO FULL DESIGN REVIEW AND APPROVAL BY THE RELEVANT BODIES.
  9. DRAINAGE DESIGN SUBJECT TO DETAILED LEVELS AND EXTERNAL WORKS DESIGN.
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Drawing Status	PLANNING
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Client	MANORWOOD CONSTRUCTION LIMITED
--------	--------------------------------

Project	'THE SLIPS', WEST END LANE, HENFIELD
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Title	PROPOSED DRAINAGE STRATEGY
-------	----------------------------

Project No.	AEG6874	Dwg Id.	CIV-001
Scale @ A1	1 : 250	Date	FEB 2025
Drawn	DB	Checked	JM
		Approved	JM

Rev	Date	Description	By
A04	08.01.2026	UPDATED FOLLOWING ECOLOGY COMMENTS	DB
A03	05.01.2026	UPDATED TO LATEST LAYOUT	DB
A02	08.10.2025	UPDATED TO LATEST LAYOUT, SW REVISION TO TESTS	DB
A01	26.02.2025	FIRST ISSUE	DB

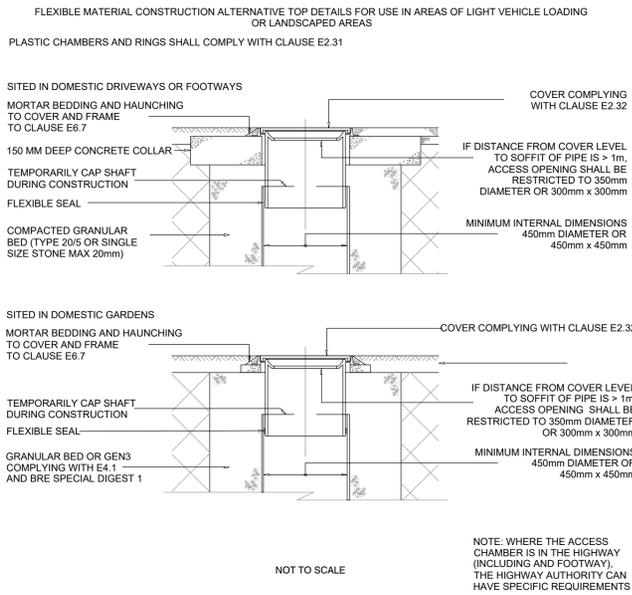
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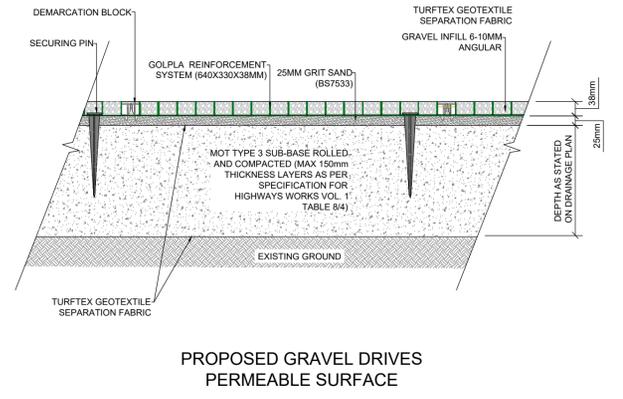
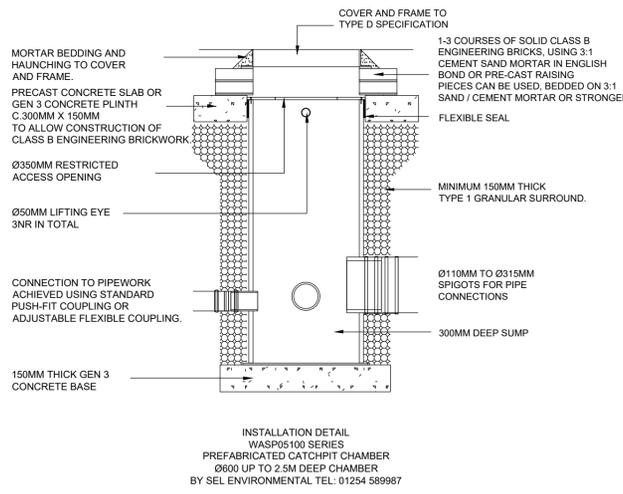
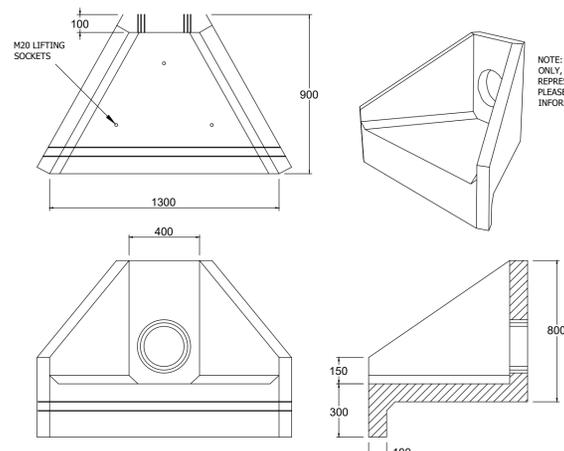
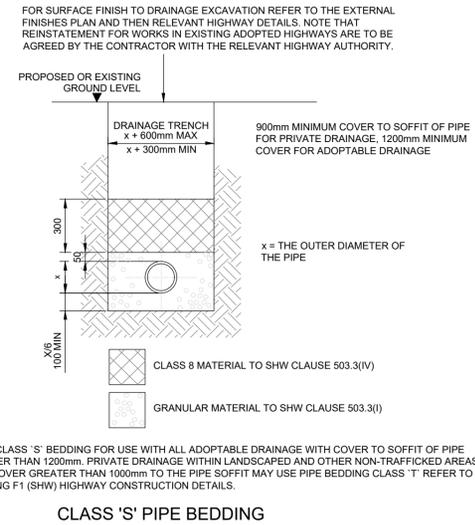
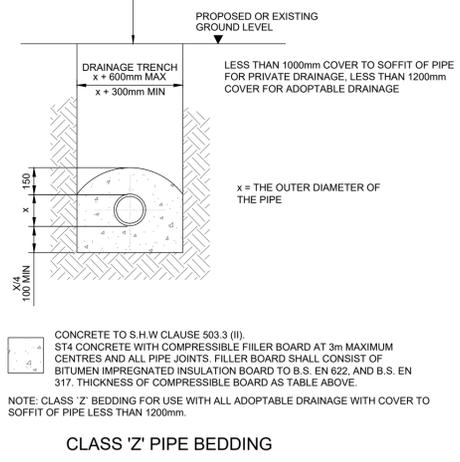
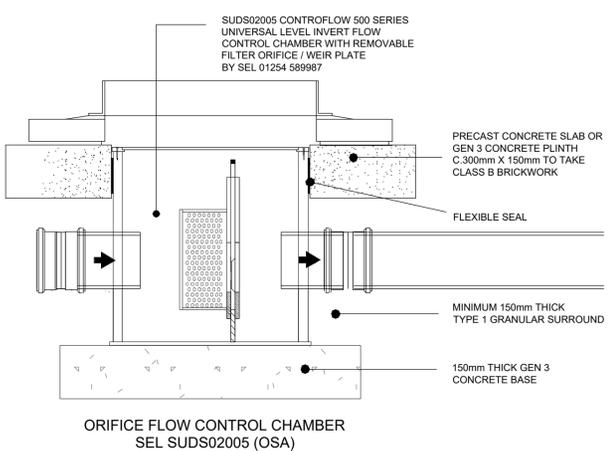
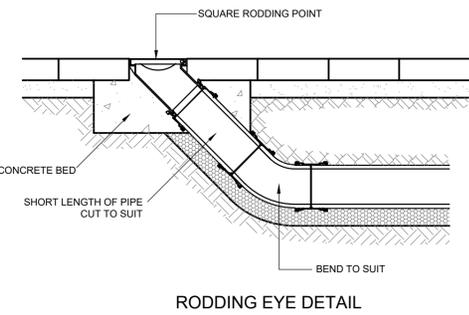
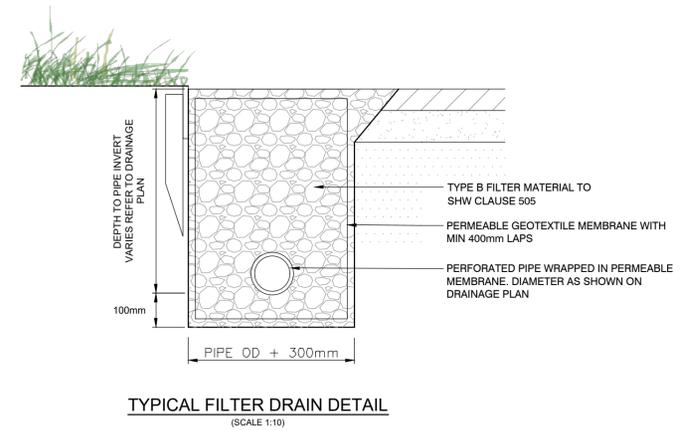
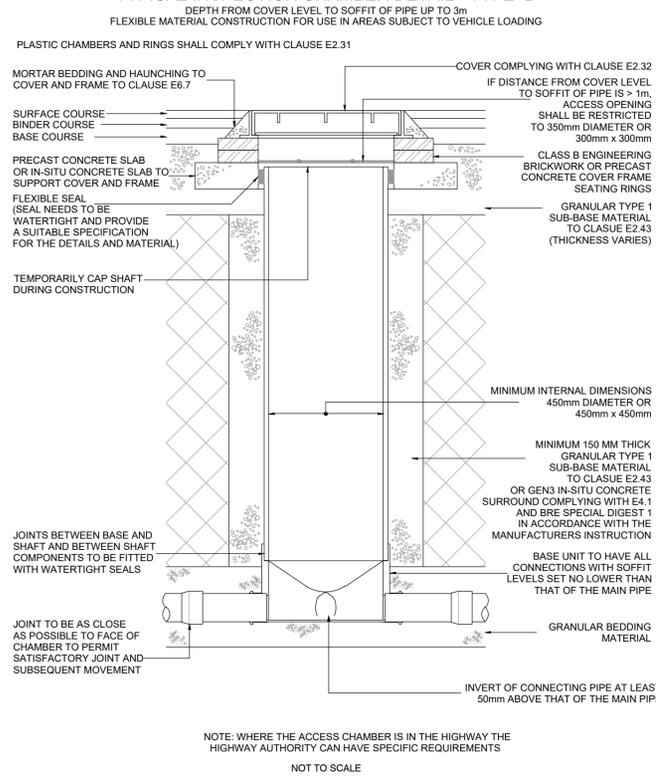
**NOTES**

1. ALL ADAPTABLE DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION GUIDANCE FOR FOUL AND SURFACE WATER SEWERS (DCG).
2. LOCATION AND INVERT LEVELS OF DOWNSTREAM DRAINAGE CONNECTION POINTS ARE TO BE CONFIRMED.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/SPECIFICATIONS.
4. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN METERS.
5. ALL THE ABOVE REQUIREMENTS SHALL APPLY UNLESS OTHERWISE STATED IN THE GENERAL ARRANGEMENT DRAWINGS/SPECIFICATION. IN THE EVENT OF A CONTRADICTION THE CONTRACT SPECIFIC DOCUMENTS SHALL BE DEEMED TO PREVAIL.
6. THE CONTRACTOR IS TO CHECK AND VERIFY ALL SITE DIMENSIONS AND LEVELS, INCLUDING EXISTING SEWER INVERT LEVELS AND UTILITIES, PRIOR TO START ON SITE.
7. POSITIONS OF EXISTING SERVICES/STATUTORY UNDERTAKERS APPARATUS ADJACENT TO OR CROSSING PROPOSED EXCAVATIONS ARE TO BE CONFIRMED PRIOR TO START ON SITE.
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10. WHERE TREES ADJACENT TO DRAINAGE ARE PROPOSED, ROOT BARRIERS ARE REQUIRED TO PREVENT STRUCTURAL DAMAGE.
11. ANY ANOMALY OR CONTRADICTIONS BETWEEN ANY OF THE ABOVE IS TO BE REPORTED IMMEDIATELY.
12. THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BRITISH STANDARDS, BUILDING REGULATIONS AND BUILDING LEGISLATION ETC.
13. SUBJECT TO APPROVAL.

**FIGURE B.19**  
**TYPICAL INSPECTION CHAMBER DETAIL - TYPE D**



**FIGURE B.18**  
**TYPICAL INSPECTION CHAMBER DETAIL - TYPE D**



Rev	Date	Description	By
A02	08.10.25	REVISED IN ACCORDANCE WITH LATEST DRAINAGE STRATEGY	DB
A01	26.02.25	FIRST ISSUE	DB

Client: **MANORWOOD CONSTRUCTION LIMITED**

Project: **'THE SLIPS', WEST END LANE, HENFIELD**

Title: **DRAINAGE DETAILS**

Project No.	Drawing No.	Revision
AEG6874	CIV-002	A02

Drawn	Checked	Approved	Date	Scale @ A1
DB	JM	JM	FEB 2025	1:200

Drawing Status: **FOR PLANNING**





**LEGEND**

— EXISTING DITCH

→ EXCEEDANCE FLOW ROUTES



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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH AND CHECKED AGAINST ALL, ENGINEERING DETAILS, SPECIFICATIONS, GEOTECHNICAL AND OTHER RELEVANT DOCUMENTATION PROVIDED.
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9. DRAINAGE DESIGN SUBJECT TO DETAILED LEVELS AND EXTERNAL WORKS DESIGN.
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Drawing Status	PLANNING
----------------	----------

Client	MANORWOOD CONSTRUCTION LIMITED
--------	--------------------------------

Project	'THE SLIPS', WEST END LANE, HENFIELD
---------	--------------------------------------

Title	EXCEEDANCE FLOW ROUTE PLAN
-------	----------------------------

Project No.	AEG6874	Dwg Id.	CIV-003
Scale @ A1	1 : 250	Date	FEB 2025
		Revision	A02
Drawn	DB	Checked	JM
		Approved	JM

Rev	Date	Description	By
A02	05.01.2026	UPDATED IN ACCORDANCE WITH LATEST LAYOUT	DB
A01	10.12.2025	FIRST ISSUE	DB

# Appendix F - Proposed Drainage Calculations

**Design Settings**

Rainfall Methodology	FSR	Maximum Time of Concentration (mins)	30.00
Return Period (years)	5	Maximum Rainfall (mm/hr)	550.0
Additional Flow (%)	0	Minimum Velocity (m/s)	1.00
FSR Region	England and Wales	Connection Type	Level Soffits
M5-60 (mm)	20.000	Minimum Backdrop Height (m)	0.200
Ratio-R	0.400	Preferred Cover Depth (m)	0.600
CV	1.000	Include Intermediate Ground	✓
Time of Entry (mins)	5.00	Enforce best practice design rules	✓

**Nodes**

Name	Area (ha)	T of E (mins)	Cover Level (m)	Node Type	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)	Invert Level (m)
5	0.000	5.00	14.800	Manhole	1200	520100.986	115999.712	0.459	14.341
6	0.009	5.00	14.630	Manhole	1200	520093.732	116026.632	0.369	14.261
3	0.015	5.00	15.125	Manhole	1200	520108.489	115986.406	0.675	14.450
2	0.012	5.00	15.420	Manhole	1200	520116.169	115963.781	0.700	14.720
7			14.650	Manhole	1200	520090.999	116038.659	0.424	14.226
1	0.012	5.00	15.890	Manhole	1200	520119.588	115950.995	0.700	15.190
8			14.860	Manhole	1200	520092.526	116053.665	0.755	14.105
8_OUT			14.860	Manhole	1200	520088.433	116053.993	0.825	14.035
4			14.800	Manhole		520103.691	115999.186	0.441	14.359

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	Link Type	T of C (mins)	Rain (mm/hr)
1.000	1	2	13.235	0.600	15.190	14.720	0.470	28.2	150	Circular	5.12	90.3
1.001	2	3	23.893	0.600	14.720	14.450	0.270	88.5	150	Circular	5.49	87.6
1.002	3	4	13.651	0.600	14.450	14.359	0.091	150.1	150	Circular	5.77	85.8
1.004	5	6	27.880	0.600	14.341	14.261	0.080	350.0	225	Circular	6.48	81.4
1.005	6	7	12.334	0.600	14.261	14.226	0.035	350.0	225	Circular	6.78	79.7
1.006	7	8	15.083	0.600	14.226	14.125	0.101	150.0	150	Circular	7.08	78.0
1.007	8	8_OUT	4.106	0.600	14.105	14.035	0.070	58.7	150	Circular	7.14	77.7
1.003	4	5	2.756	0.600	14.359	14.341	0.018	150.0	225	Circular	5.81	85.5

Name	US Node	DS Node	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)
1.000	1	2	1.904	33.7	3.9	0.550	0.550	0.012	0.0
1.001	2	3	1.069	18.9	7.6	0.550	0.525	0.024	0.0
1.002	3	4	0.818	14.5	12.1	0.525	0.291	0.039	0.0
1.004	5	6	0.693	27.6	11.5	0.234	0.144	0.039	0.0
1.005	6	7	0.693	27.6	13.8	0.144	0.199	0.048	0.0
1.006	7	8	0.818	14.5	13.5	0.274	0.585	0.048	0.0
1.007	8	8_OUT	1.315	23.2	13.5	0.605	0.675	0.048	0.0
1.003	4	5	1.065	42.3	12.0	0.216	0.234	0.039	0.0

**Pipeline Schedule**

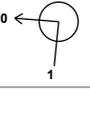
Link	Length (m)	Slope (1:X)	Dia (mm)	Link Type	US CL (m)	US IL (m)	US Depth (m)	DS CL (m)	DS IL (m)	DS Depth (m)
1.000	13.235	28.2	150	Circular	15.890	15.190	0.550	15.420	14.720	0.550
1.001	23.893	88.5	150	Circular	15.420	14.720	0.550	15.125	14.450	0.525
1.002	13.651	150.1	150	Circular	15.125	14.450	0.525	14.800	14.359	0.291
1.004	27.880	350.0	225	Circular	14.800	14.341	0.234	14.630	14.261	0.144
1.005	12.334	350.0	225	Circular	14.630	14.261	0.144	14.650	14.226	0.199
1.006	15.083	150.0	150	Circular	14.650	14.226	0.274	14.860	14.125	0.585
1.007	4.106	58.7	150	Circular	14.860	14.105	0.605	14.860	14.035	0.675
1.003	2.756	150.0	225	Circular	14.800	14.359	0.216	14.800	14.341	0.234

Link	US Node	Dia (mm)	Node Type	MH Type	DS Node	Dia (mm)	Node Type	MH Type
1.000	1	1200	Manhole	Adoptable	2	1200	Manhole	Adoptable
1.001	2	1200	Manhole	Adoptable	3	1200	Manhole	Adoptable
1.002	3	1200	Manhole	Adoptable	4		Manhole	Adoptable
1.004	5	1200	Manhole	Adoptable	6	1200	Manhole	Adoptable
1.005	6	1200	Manhole	Adoptable	7	1200	Manhole	Adoptable
1.006	7	1200	Manhole	Adoptable	8	1200	Manhole	Adoptable
1.007	8	1200	Manhole	Adoptable	8_OUT	1200	Manhole	Adoptable
1.003	4		Manhole	Adoptable	5	1200	Manhole	Adoptable

**Manhole Schedule**

Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)	
5	520100.986	115999.712	14.800	0.459	1200		1	1.003	14.341	225
							0	1.004	14.341	225
6	520093.732	116026.632	14.630	0.369	1200		1	1.004	14.261	225
							0	1.005	14.261	225

**Manhole Schedule**

Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)
3	520108.489	115986.406	15.125	0.675	1200		1 1.001	14.450	150
2	520116.169	115963.781	15.420	0.700	1200		1 1.000	14.720	150
7	520090.999	116038.659	14.650	0.424	1200		1 1.005	14.226	225
1	520119.588	115950.995	15.890	0.700	1200		0 1.000	15.190	150
8	520092.526	116053.665	14.860	0.755	1200		1 1.006	14.125	150
8_OUT	520088.433	116053.993	14.860	0.825	1200		0 1.007	14.105	150
4	520103.691	115999.186	14.800	0.441			1 1.002	14.359	150
							0 1.003	14.359	225

**Simulation Settings**

Rainfall Methodology	FEH-22	Winter CV	1.000	Drain Down Time (mins)	240	Check Discharge Rate(s)	x
Rainfall Events	Singular	Analysis Speed	Normal	Additional Storage (m <sup>3</sup> /ha)	0.0	Check Discharge Volume	x
Summer CV	1.000	Skip Steady State	x	Starting Level (m)			

**Storm Durations**

15	30	60	120	180	240	360	480	600	720	960	1440
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Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)	Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
1	0	0	0	100	20	0	0
30	0	0	0	100	45	10	0
100	0	0	0				

**Node 7 Online Orifice Control**

Flap Valve	x	Invert Level (m)	14.226	Discharge Coefficient	0.600
Replaces Downstream Link	x	Diameter (m)	0.028		

**Node 7 Link Surround Storage Structure**

Base Inf Coefficient (m/hr)	0.00000	Porosity	0.30	Link	1.005
Side Inf Coefficient (m/hr)	0.00000	Invert Level (m)	14.226	Surround Shape	(Trench)
Safety Factor	2.0	Time to half empty (mins)		Diameter (mm)	800

**Node 6 Link Surround Storage Structure**

Base Inf Coefficient (m/hr)	0.00000	Porosity	0.30	Link	1.004
Side Inf Coefficient (m/hr)	0.00000	Invert Level (m)	14.261	Surround Shape	(Trench)
Safety Factor	2.0	Time to half empty (mins)		Diameter (mm)	800

**Node 7 Depth/Area Storage Structure**

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	14.226
Side Inf Coefficient (m/hr)	0.00000	Porosity	0.95	Time to half empty (mins)	

Depth (m)	Area (m <sup>2</sup> )	Inf Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )	Inf Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )	Inf Area (m <sup>2</sup> )
0.000	99.0	99.0	0.400	99.0	113.1	0.401	0.0	113.1

**Other (defaults)**

Entry Loss (manhole)	0.250	Entry Loss (junction)	0.000	Apply Recommended Losses	x
Exit Loss (manhole)	0.250	Exit Loss (junction)	0.000	Flood Risk (m)	0.300

**Results for 1 year Critical Storm Duration. Lowest mass balance: 100.00%**

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m <sup>3</sup> )	Flood (m <sup>3</sup> )	Status
15 minute summer	5	12	14.402	0.061	4.6	0.0687	0.0000	OK
15 minute summer	6	12	14.378	0.117	5.5	0.5423	0.0000	OK
15 minute summer	3	11	14.511	0.061	4.7	0.0684	0.0000	OK
15 minute summer	2	11	14.760	0.040	3.0	0.0448	0.0000	OK
600 minute summer	7	405	14.296	0.070	1.2	6.7999	0.0000	OK
15 minute summer	1	10	15.211	0.021	1.5	0.0243	0.0000	OK
600 minute summer	8	405	14.119	0.014	0.4	0.0155	0.0000	OK
600 minute summer	8_OUT	405	14.048	0.013	0.4	0.0000	0.0000	OK
15 minute summer	4	11	14.418	0.059	4.6	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m <sup>3</sup> )	Discharge Vol (m <sup>3</sup> )
15 minute summer	5	1.004	6	4.5	0.402	0.163	0.4102	
15 minute summer	6	1.005	7	7.8	1.132	0.285	0.1291	
15 minute summer	3	1.002	4	4.6	0.709	0.321	0.0894	
15 minute summer	2	1.001	3	2.9	0.568	0.153	0.1237	
600 minute summer	7	1.006	8	0.4	0.352	0.026	0.0162	
15 minute summer	1	1.000	2	1.5	0.577	0.044	0.0346	
600 minute summer	8	1.007	8_OUT	0.4	0.483	0.016	0.0032	9.2
15 minute summer	4	1.003	5	4.6	0.557	0.109	0.0233	

**Results for 30 year Critical Storm Duration. Lowest mass balance: 100.00%**

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m <sup>3</sup> )	Flood (m <sup>3</sup> )	Status
15 minute summer	5	10	14.501	0.160	18.2	0.1815	0.0000	OK
15 minute summer	6	10	14.468	0.207	23.4	1.0956	0.0000	OK
15 minute summer	3	11	14.683	0.233	18.3	0.2639	0.0000	SURCHARGED
15 minute summer	2	10	14.803	0.083	11.3	0.0936	0.0000	OK
360 minute summer	7	288	14.411	0.185	4.6	18.0297	0.0000	FLOOD RISK
15 minute summer	1	10	15.232	0.042	5.7	0.0471	0.0000	OK
360 minute summer	8	288	14.123	0.018	0.7	0.0204	0.0000	OK
360 minute summer	8_OUT	288	14.052	0.017	0.7	0.0000	0.0000	OK
15 minute summer	4	10	14.511	0.152	18.0	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m <sup>3</sup> )	Discharge Vol (m <sup>3</sup> )
15 minute summer	5	1.004	6	19.3	0.680	0.700	0.9560	
15 minute summer	6	1.005	7	28.8	1.595	1.043	0.2415	
15 minute summer	3	1.002	4	18.0	1.023	1.247	0.2403	
15 minute summer	2	1.001	3	11.2	0.729	0.591	0.3293	
360 minute summer	7	1.006	8	0.7	0.416	0.046	0.0240	
15 minute summer	1	1.000	2	5.7	0.820	0.168	0.0923	
360 minute summer	8	1.007	8_OUT	0.7	0.567	0.028	0.0048	16.6
15 minute summer	4	1.003	5	18.2	0.715	0.429	0.0810	

**Results for 100 year Critical Storm Duration. Lowest mass balance: 100.00%**

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m <sup>3</sup> )	Flood (m <sup>3</sup> )	Status
15 minute summer	5	10	14.524	0.183	20.9	0.2072	0.0000	OK
15 minute winter	6	9	14.478	0.217	25.8	1.1603	0.0000	OK
15 minute summer	3	11	14.761	0.311	21.2	0.3518	0.0000	SURCHARGED
15 minute summer	2	11	14.907	0.187	14.3	0.2113	0.0000	SURCHARGED
360 minute summer	7	288	14.460	0.234	5.7	22.7320	0.0000	FLOOD RISK
15 minute summer	1	10	15.237	0.047	7.2	0.0531	0.0000	OK
360 minute summer	8	288	14.124	0.019	0.8	0.0217	0.0000	OK
360 minute summer	8_OUT	288	14.054	0.019	0.8	0.0000	0.0000	OK
15 minute summer	4	10	14.536	0.177	20.7	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m <sup>3</sup> )	Discharge Vol (m <sup>3</sup> )
15 minute summer	5	1.004	6	21.8	0.735	0.792	1.0258	
15 minute winter	6	1.005	7	30.3	1.644	1.100	0.2454	
15 minute summer	3	1.002	4	20.7	1.177	1.434	0.2403	
15 minute summer	2	1.001	3	12.9	0.797	0.683	0.4206	
360 minute summer	7	1.006	8	0.8	0.432	0.052	0.0262	
15 minute summer	1	1.000	2	7.1	0.862	0.212	0.1467	
360 minute summer	8	1.007	8_OUT	0.8	0.589	0.032	0.0052	19.3
15 minute summer	4	1.003	5	20.9	0.742	0.493	0.0939	

**Results for 100 year +20% CC Critical Storm Duration. Lowest mass balance: 100.00%**

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m <sup>3</sup> )	Flood (m <sup>3</sup> )	Status
15 minute summer	5	10	14.540	0.199	24.9	0.2249	0.0000	OK
480 minute summer	6	360	14.508	0.247	5.8	1.3654	0.0000	FLOOD RISK
15 minute summer	3	11	14.886	0.436	25.3	0.4935	0.0000	FLOOD RISK
15 minute summer	2	11	15.093	0.373	17.1	0.4221	0.0000	SURCHARGED
480 minute summer	7	360	14.508	0.282	5.3	27.4847	0.0000	FLOOD RISK
15 minute summer	1	10	15.242	0.052	8.6	0.0584	0.0000	OK
480 minute summer	8	360	14.125	0.020	0.8	0.0228	0.0000	OK
480 minute summer	8_OUT	360	14.054	0.019	0.8	0.0000	0.0000	OK
15 minute summer	4	10	14.554	0.195	24.8	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m <sup>3</sup> )	Discharge Vol (m <sup>3</sup> )
15 minute summer	5	1.004	6	25.5	0.771	0.925	1.0683	
480 minute summer	6	1.005	7	5.3	0.515	0.192	0.4905	
15 minute summer	3	1.002	4	24.8	1.409	1.717	0.2403	
15 minute summer	2	1.001	3	15.4	0.873	0.814	0.4206	
480 minute summer	7	1.006	8	0.8	0.445	0.057	0.0282	
15 minute summer	1	1.000	2	8.6	0.877	0.254	0.1520	
480 minute summer	8	1.007	8_OUT	0.8	0.607	0.036	0.0056	25.2
15 minute summer	4	1.003	5	24.9	0.726	0.588	0.1015	

**Results for 100 year +45% CC +10% A Critical Storm Duration. Lowest mass balance: 99.94%**

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m <sup>3</sup> )	Flood (m <sup>3</sup> )	Status
600 minute summer	5	450	14.615	0.274	5.1	0.3094	0.0000	FLOOD RISK
600 minute summer	6	450	14.615	0.354	6.1	2.1668	0.0000	FLOOD RISK
15 minute summer	3	11	15.121	0.671	31.4	0.7585	0.0000	FLOOD RISK
15 minute summer	2	12	15.420	0.700	21.4	0.7915	0.0000	FLOOD RISK
600 minute summer	7	450	14.614	0.388	5.7	37.9261	0.0000	FLOOD RISK
15 minute summer	1	12	15.464	0.274	11.4	0.3099	0.0000	SURCHARGED
600 minute summer	8	450	14.127	0.022	1.0	0.0248	0.0000	OK
600 minute summer	8_OUT	450	14.056	0.021	1.0	0.0000	0.0000	OK
15 minute summer	4	10	14.615	0.256	30.8	0.0000	0.0000	FLOOD RISK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m <sup>3</sup> )	Discharge Vol (m <sup>3</sup> )
600 minute summer	5	1.004	6	4.9	0.310	0.179	1.1088	
600 minute summer	6	1.005	7	5.7	0.510	0.208	0.4905	
15 minute summer	3	1.002	4	30.8	1.748	2.129	0.2403	
15 minute summer	2	1.001	3	18.6	1.057	0.985	0.4206	
600 minute summer	7	1.006	8	1.0	0.467	0.068	0.0318	
15 minute summer	1	1.000	2	10.6	0.895	0.316	0.2330	
600 minute summer	8	1.007	8_OUT	1.0	0.636	0.042	0.0064	34.6
15 minute summer	4	1.003	5	31.0	0.795	0.733	0.1096	

# Appendix G - HDC Drainage Comments and Response

Applicant responses set out in red text below.

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	The Slips West End Lane Henfield West Sussex
<b>DESCRIPTION:</b>	Change of use of the land for the stationing of 4no. gypsy and traveller static caravans for residential purposes and 5no. associated dayrooms.
<b>REFERENCE:</b>	DC/25/1700
<b>RECOMMENDATION:</b>	More Information
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	
<p>The following documents have been reviewed:</p> <ul style="list-style-type: none"> <li>• Drainage Strategy, Issue 2, Dated: 03/10/2025, Aegaea</li> <li>• Flood Risk Assessment and Flood Evacuation Plan, Issue 2, Dated: 18/09/2025, Aegaea</li> </ul> <p>HDC Drainage require <b>more information</b> to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 38.</p>	
<b>MAIN COMMENTS:</b>	
<ul style="list-style-type: none"> <li>• The Flood Risk Assessment and Flood Evacuation Plan was thorough – no further comment. <b>Noted.</b></li> <li>• The drainage strategy states: “<i>The proposed drainage features have been sized to accommodate surface water runoff from all proposed impermeable areas on site, including all modelled 1 in 100 -year storm events with an appropriate allowance (4-5%) made for climate change.</i>” But there is no mention of the existing and proposed Greenfield runoff rates on site. The applicant must provide this information. To note, as surface water and treated foul water is to be discharged into a watercourse, the total discharge must be restricted to the estimated mean greenfield runoff rate (Qbar) for all design storm events. <b>Greenfield runoff rates added in section 2.8 to 2.11 of Issue 3 of the Drainage Strategy report.</b></li> <li>• The applicant should provide a measurement of the total site area (Noted as 6330m<sup>2</sup> within the Flood Risk Assessment and Flood Evacuation Plan), all pre-development permeable and impermeable areas within the red line boundary, all post-development permeable and impermeable areas within the red line boundary, with supporting catchment plans and calculations. <b>Predevelopment site is greenfield all areas permeable. Post development impermeable areas are shown on drawing in Appendix E, edged green circa 473m<sup>2</sup>. Remaining area also shown hatched on drawing in Appendix E is permeable surface.</b></li> <li>• The following flow and volume rates must be provided: <ul style="list-style-type: none"> <li>○ existing runoff rates during a 100% Annual Exceedance Probability (AEP), 3.33% AEP, 1% AEP storm events <b>Greenfield runoff rates added in section 2.8 to 2.11 of Issue 3 of the Drainage Strategy report</b></li> <li>○ post development discharge rates during a 100% AEP, 3.33% AEP, 1% AEP and 1% AEP + 45% for Climate Change storm events <b>Supporting drainage calculations are contained within Appendix F of the Drainage Strategy report.</b></li> <li>○ greenfield runoff rate (QBAR) <b>Greenfield runoff rates added in section 2.8 to 2.11 of Issue 3 of the Drainage Strategy report.</b></li> </ul> </li> </ul>	

Applicant responses set out in red text below.

- water storage capacity volumes of the proposed drainage features, to attenuate the 1% AEP + climate change storm event (see details below). **Shown on drawing in Appendix E.**
- The runoff from the proposed development should, where possible, be restricted to the greenfield 1 in 1 year runoff rate (100% AEP) during all events up to and including the 1 in 100-year rainfall event (1% AEP) + 45% allowance 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. **Greenfield runoff rates added in section 2.8 to 2.11 in Issue 3 of the drainage strategy report.**
- The surface water drainage strategy must demonstrate that the proposed SuDS attenuate all runoff from all impermeable areas (with an additional area equivalent to +10% of the area of any residential development, factored into the sum of the total impermeable areas on site, allowing for urban creep) for the 1 in 100-year rainfall event (1% AEP) + 45% allowance for climate change (upper end). Attenuation should be provided on site to ensure that:
  - The 100% AEP storm event does not generate excessive surcharging in the drainage system.
  - The 3.33% AEP storm event is safely contained underground with no flooding.
  - The 1% AEP + climate change storm event is safely contained within the site without risk to persons or property.

**Supporting drainage calculations are contained within Appendix F of the drainage strategy showing outputs of the above.**

- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water. **Set out in section 4 of the drainage strategy.**
- The applicant must provide plans which indicate the expected exceedance routes for storm events greater than the 1% AEP + climate change storm event. The Drainage Strategy must demonstrate that the surface water runoff from these events can be controlled, to confirm there is no adverse flood risk to the development or elsewhere. Evidence of appropriate management and mitigation of exceedance flows are expected within the Drainage Strategy, to demonstrate that the proposed conveyance systems have considered the risks associated to nature, people and property during the event of failure and/or exceedance. **Exceedance Flow Route Plan added into Appendix E in Issue 3 of Drainage Strategy report.**
- Supporting foul flow calculations, in line with Sewerage Sector Guidance and/or Building Regulations Part H, is to be provided. It should be noted that any proposed foul water system and foul water treatment unit should be in line with current legislation and best practice for the management of domestic waste, with any method for disposal justified and appropriate permits sought. **Additional information is added to section 5 of the Drainage Strategy report.**
- Maintenance and Management Plans must be provided for both the proposed Foul and Surface Water Drainage Strategy, including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices. **Additional information is added to section 3 and 5 of the Drainage Strategy report.**

Applicant responses set out in red text below.

**Further evidence in addition to that requested above may be required once the additional information is submitted.**

**Advisory notes:**

- In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body or to ground from the Environment Agency, where non-mains foul drainage is proposed.
- In addition to Planning Permission, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority at West Sussex County Council, to consent to any works adjacent to or within an ordinary watercourse.
- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development.

**ANY RECOMMENDED CONDITIONS:**

NA

Applicant responses set out in red text below.

<b>NAME:</b>	A. Furness
<b>DEPARTMENT:</b>	Horsham District Council - Drainage
<b>DATE:</b>	27/11/2025