

TO:	Horsham District Council – Planning Dept
LOCATION:	The Slips West End Lane Henfield West Sussex
DESCRIPTION:	Change of use of the land for the stationing of 4no. gypsy and traveller static caravans for residential purposes and 5no. associated dayrooms.
REFERENCE:	DC/25/1700
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>The following documents have been reviewed:</p> <ul style="list-style-type: none"> • Drainage Strategy, Issue 2, Dated: 03/10/2025, Aegaea • Flood Risk Assessment and Flood Evacuation Plan, Issue 2, Dated: 18/09/2025, Aegaea <p>HDC Drainage require more information 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>	
MAIN COMMENTS:	
<ul style="list-style-type: none"> • The Flood Risk Assessment and Flood Evacuation Plan was thorough – no further comment. • 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. • The applicant should provide a measurement of the total site area (Noted as 6330m2 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. • The following flow and volume rates must be provided: <ul style="list-style-type: none"> ○ existing runoff rates during a 100% Annual Exceedance Probability (AEP), 3.33% AEP, 1% AEP storm events ○ post development discharge rates during a 100% AEP, 3.33% AEP, 1% AEP and 1% AEP + 45% for Climate Change storm events ○ greenfield runoff rate (QBAR) ○ water storage capacity volumes of the proposed drainage features, to attenuate the 1% AEP + climate change storm event (see details below). • 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.

- 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.
- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water.
- 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.
- 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.
- 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.

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

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