

TO:	Horsham District Council – Planning Dept
LOCATION:	Lower Perryland Farm, Basing Hill Access Road, Dial Post, West Sussex
DESCRIPTION:	Demolition of existing agricultural barns and erection of 3no. residential dwellings, with associated car ports, landscaping and parking.
REFERENCE:	DC/25/1439
RECOMMENDATION:	More Information – Conditions
<p>SUMMARY OF COMMENTS & RECOMMENDATION:</p> <p>The following documents have been reviewed:</p> <ul style="list-style-type: none"> • Design and Access Statement. Drawing No: P034, Rev: P1. Dated: 27-05-2025. Fresh Architects. • Flood Risk Assessment and Drainage Strategy. Dated: 14th August 2025, Motion. • Proposed Landscape Plan, Drawing No: 0901, Revision: P03, Dated 14/08/2025, Landscape Consultancy and Design Ltd. <p>HDC Drainage find that the drainage details provided within the application are on track to meet 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> <p>HDC Drainage request that a finalised detailed Foul and Surface Water Drainage Strategy Plan, also showing levels and expected exceedance routes, is submitted to the local planning authority for further review and the comments in the Main Comments Section below are addressed.</p>	
<p>MAIN COMMENTS:</p> <ul style="list-style-type: none"> • The Flood Risk Assessment and Drainage Strategy (FRA) has been thorough in its approach to an assessment of current site conditions and in identifying constraints on site. • The FRA and resulting drainage strategy provides sufficient justification for the proposals, demonstrating an appropriate response to existing site conditions and constraints. In addition, the proposed development and drainage strategy offers a vast improvement to the existing surface water drainage on site. • HDC Drainage note the correct/ appropriate use the specific modelling requirements within the drainage calculations and hydraulic model. • The Design and Access Statement notes a consideration of "<u>Natural ground soakaways (and lawned areas) to promote infiltration Rainwater collection via discreet downpipes and roof layouts</u>" <u>however</u>, it is to be noted that the FRA has not confirmed ground conditions are suitable for soakaways on site. Without the results from a BRE365 assessment to establish infiltration potential on site, the use of soakaways as part of the drainage strategy cannot be determined. It has been noted within the FRA, the nearest existing borehole (approx. 530m to the east) established the presence of clay and "<i>it is expected that Lower Perrylands Farm is also underlain by clay geology</i>". The use of soakaways, therefore, may be inappropriate and so HDC have disregarded this statement on the Design and Access Statement and believe it to be superseded by the information provided within the FRA. 	

- The applicant must demonstrate beyond all reasonable doubt, that the proposals have considered flood risk in reference to Section 5.0 of the FRA and the supporting plan 'Appendix O: NaFRA2 Future Surface Water Flood Extents and Development Layout'.

The Design and Access Statement notes:

"Avoidance of built form within areas of potential flood risk".

The FRA has stated: *"only the car ports that have been located within areas of 'Low' (1 in 1,000-year) surface water flood risk" and "All thresholds will be raised to **150mm** above ground levels and safe access and egress is achievable to the south of the dwellings into the open land, which leads back to the access road without having to cross the watercourse or the areas of surface water flood risk."*

It is understood that *"the flood depth mapping for the climate change scenario outlines that flooding of **200mm** is present in a small area and in the 'Low' risk event"*, but it is unclear where this value came from or which area(s) this is isolated to on site. The applicant should confirm if raising levels of all thresholds 150mm above ground levels, as opposed to 200mm, is still considered appropriate in light of this information.

- HDC Drainage note the Drainage Strategy Layout Plan in the FRA. The applicant should provide a detailed Drainage Strategy Plan, identifying all elements of the foul and surface water drainage strategy, showing levels and exceedance routes.
- 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.
- HDC Drainage note that a drainage Maintenance and Management Plan has been provided. The applicant should provide any 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:

- The West Sussex LLFA Policy for the Management of Surface Water (November 2018) is currently being updated however the FRA and drainage strategies response to the LLFA's 2018 Policy, is considered appropriate by Horsham Drainage.
- In reference to Foul Water Drainage, HDC Drainage acknowledge the applicant has provided a statement regarding the drainage strategies adherence to the general binding rules. It is for the applicant to uphold these general binding rules or otherwise seek an environmental permit from the Environment Agency.
- 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:

A detailed Foul and Surface Water Drainage Strategy (plan), must be submitted to and approved by the Local Planning authority, prior to development.

NAME:

A. Furness

DEPARTMENT:

Horsham District Council - Drainage

DATE:

27/11/2025