

TO:	Horsham District Council – Planning Dept
LOCATION:	Wappingthorn Lodge Horsham Road Steyning West Sussex
DESCRIPTION:	Approval of details reserved by condition 3 and 4 to approved application DC/25/1002
REFERENCE:	DISC/26/0190
RECOMMENDATION:	4 Pre-Commencement Condition: More Information
SUMMARY OF COMMENTS & RECOMMENDATION: 4 Pre-Commencement Condition: <i>No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.</i> The following documents have been reviewed: • SuDS and Drainage Report, Rev: 1, Ref:C2070, Dated: 20.02.2026, Author: CGS Civils • Construction Details, Drawing No: 301, Rev: 1, Dated: 25.02.26, Author: CGS Civils • Impermeable Areas Plan, Drawing No: 401, Rev: 1, Dated: 25.02.26, Author: CGS Civils • Drainage Design Sheet, Drawing No: 101, Rev: 2, Dated: 07.04.26, Author: CGS Civils • Drainage Design Sheet 2, Drawing No: 102, Rev: 1, Dated: 25.02.26, Author: CGS Civils In reference to DC/25/1002, the following documents have been reviewed: • Location Plan, Drawing No: 931766, Dated: 05/22, Author: Scandiahus. HDC Drainage need more information to determine 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 35 and Policy 38.	
MAIN COMMENTS: • 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. • If restricting runoff rates back to the 1 in 1-year greenfield runoff rate is considered unreasonable, HDC Drainage may allow discharge rates to be restricted to as close as feasibly possible, limiting up to a 50% betterment of the brownfield 1 in 1-year runoff rate as a last resort. • The surface water drainage strategy must demonstrate that the proposed SuDS attenuate all runoff from <u>all</u> 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.** Currently, the '*Results for 30 year Critical Storm Duration. Lowest mass balance: 97.58%*' shows Flood Risk for the car park and S4. It is noted that S3, S2 and S1 aren't shown in the results. Why?
- **The 1% AEP + climate change storm event is safely contained within the site without risk to persons or property.** Currently the '*Results for 100 year +45% CC Critical Storm Duration. Lowest mass balance: 97.52%*' shows Flood Risk for the car park and S4. HDC Drainage have no concern as long as the applicant determines that water is safely contained within the site without risk to persons or property. Exceedance routes to be considered.
- 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. *Maintenance and Management Plans etc... for Foul are outstanding.*

Advisory notes:

- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development, for **non-potable** use.

ANY RECOMMENDED CONDITIONS:

NA

NAME:

A.Furness

DEPARTMENT:

Horsham District Council - Drainage

DATE:

17/07/2026