

TO:	Horsham District Council – Planning Dept
LOCATION:	Bentons Barn Bentons Lane Dial Post Horsham
DESCRIPTION:	Demolition of dwellinghouse and the erection of replacement dwelling
REFERENCE:	DC/26/1044
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Letter of correspondence from Southern Water to Horsham District Council, Dated: 3rd August 2026 • Elevations and Floor Plans, Dated: June 2026, Author: Unknown. • Proposed Site Plan, Dated: 25/05/2026, Author: Unknown. • Location Plan, Dated: Unknown, Author: UK Map Centre. No information has been provided about the capacity or condition of the existing soakaway, ground suitability or anticipated winter ground water levels. A full Surface Water Drainage Strategy must be considered for this application. Details of the information required is outlined in the Main Comments section below. Currently, the strategy is reliant upon suitable infiltration rates for the success of the surface water drainage strategy. The applicant must robustly demonstrate the suitability of the proposed soakaway system, or otherwise, consider alternative solutions for surface water drainage. Insufficient information has been provided 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 35 and Policy 38. As such, HDC Drainage request more information.	
MAIN COMMENTS: • The applicant must demonstrate an understanding of how surface water currently flows across the site under 'normal' conditions and during rainfall events, providing an assessment of the current and proposed drainage patterns entering the site, within the site and leaving the site. • The applicant should provide a measurement of the total site area, 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. • A fully designed surface water management strategy should include: ○ The aim to achieve and better greenfield runoff rates and adherence to the drainage hierarchy. ○ 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 method of surface water disposal must be confirmed in line with the drainage hierarchy (Building Regulations Part H).	

- If connections to Southern Water Utilities are proposed as part of the development, [which HDC Drainage note this application does](#), supporting plans and assumed points of connection must be provided as well as expected flow rates. Connection to the public sewerage network is advised, wherever it is reasonable to do so.
- The following flow and volume rates must be provided:
 - 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.
- 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 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.
- Where infiltration discharge methods are proposed (soakaways/swales etc...), the applicant must provide testing in accordance with BRE365, at the location and depth of the proposed devices.
- 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.
- Maintenance and Management Plans must be provided for the proposed 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:

- On the Horsham District Council website, there are several useful documents available to the public, which the applicant may wish to use as guides for their application. To navigate to this page you can follow this link:
<https://www.horsham.gov.uk/planning/local-plan/local-plan-examination/Examination-Library>
Alternatively, here is how to navigate to that page on the HDC Website:
Home > Planning and development > Local Plan > Local Plan examination > Examination Library > Evidence Base Documents > Climate Change and Water
- 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:

No development shall commence/ take place until a detailed Surface Water Drainage Strategy is submitted to and approved in writing by the local authority for review, 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 35 and Policy 38.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	10/08/2026