

TO:	Horsham District Council – Planning Dept
LOCATION:	Broomers Hill Park Broomers Hill Lane Codmore Hill West Sussex
DESCRIPTION:	Variation of conditions 19, 20, 22, 23, 24, 30, 31, 36, 38, 39, 40, 42 and 43 of previously approved application reference DC/13/1048 (Proposed development of 10 No. B1/B8 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further B1/B8 unit with 10 car parking spaces) to combine the two approved buildings into one single building.
REFERENCE:	DC/26/0975
RECOMMENDATION:	More Information - Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: - Letter of correspondence from Southern Water to Horsham District Council, Dated: 7th July 2026 - Flood Risk Assessment & Drainage Strategy, Dated: June 2026, Author: Cole Easdon - Proposed Surface Water Drainage Layout, Drawing No: 4528/502, Rev C. Dated: March 2026, Author: Cole Easdon HDC Drainage require More Information (which can be provided at Discharge of Condition) 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.	
MAIN COMMENTS: - A catchment area plan should be provided, to clearly demonstrate the catchment areas associated with the drainage strategy and Info Drainage modelling. The Impermeable Area Plan shown on the Proposed Surface Water Drainage Layout shows one catchment area but the calculations refer total (Catchment Area, Catchment Area (1), Catchment Area (2), Catchment Area (3)) - 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) (not QBar) 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.
- As a ditch/ watercourse is to be the intended outfall location for surface water, the applicant must demonstrate that the outfall is not expected to be submerged below the level of water in the surface water ditch/ watercourse.
- HDC Drainage note the applicant has used FEH22 Data. The Info Drainage modelling must be re-run using **CV winter/summer values set to 1.**

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 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.

ANY RECOMMENDED CONDITIONS:

Prior to the commencement of development, full details of the proposed surface water drainage system shall be submitted to, and approved in writing by, the Local Planning Authority.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	24/07/2026