

TO:	Horsham District Council – Planning Dept
LOCATION:	The Maples Spencers Place Horsham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3, 4, 5 and 6 to approved application DC/25/0158
REFERENCE:	DISC/26/0007
RECOMMENDATION:	Condition 4 - More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Drainage Strategy – Surface Water and Foul Sewage. Dated: December 2025, EAS Ltd. (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> <i>Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).</i> 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 35 and Policy 38.	
MAIN COMMENTS: • HDC Drainage note that the chosen software for drainage modelling uses outdated rainfall methodology and request that Causeway and/or similar is used, using FEH22 data, recognised as the industry standard. • 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 <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. ○ The 1% AEP + climate change storm event is safely contained within the site without risk to persons or property.	

- HDC Drainage note the report states the following:

P6. "The surface water drainage system has been designed for the 30-year return period event plus a 40% allowance for climate change and tested for surcharge for the 1 in 100-year return period event (1% Annual Exceedance Probability) plus a 45% allowance for climate change."

P7. "The attenuation storage has been designed to accommodate the 1 in 100-year return period storm event plus a 45% allowance for climate change using the MasterDrain network model.

An appropriate attenuation storage size has been calculated as 11.2 m long, 1.6 m wide and 0.8 m depth. This could be accommodated below the driveway. See Figure 4 in Appendix A."

- 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:

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

ANY RECOMMENDED CONDITIONS:

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	06/02/2026