

TO:	Horsham District Council – Planning Dept
LOCATION:	1 Littleworth Lane Partridge Green West Sussex RH13 8JF
DESCRIPTION:	Demolition of existing detached chalet bungalow and 2 no outbuildings, and erection of 1 pair of semi-detached dwellings fronting Littleworth Lane with car ports and associated parking to the rear.
REFERENCE:	DC/26/0741
RECOMMENDATION:	More Information – Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Drainage Strategy, Drawing No: 101, Revision: 1, Dated: 05.08.26, Author: CGS Civils. • Proposed Impermeable Areas & Overland Flow Route Plan, Drawing No: 101, Revision: 1, Dated: 05.08.26, Author: CGS Civils. • Existing Impermeable Areas & Overland Flow Route Plan, Drawing No: 101, Revision: 1, Dated: 05.08.26, Author: CGS Civils. On review of the information above, HDC Drainage are satisfied that the remaining outstanding information, outlined in the Main Comments section below, can be provided and satisfied at conditions.	
MAIN COMMENTS: • 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). • If connections to Southern Water Utilities are proposed as part of the development/ redevelopment, 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.
- As a ditch and/or watercourse is to be the intended outfall location for surface water, an assessment of the feature must be provided, to identify whether the feature is expected...
 - to contain flowing water throughout the year (unless there is a drought or an unusually long period of dry weather). The range of expected water levels should be provided.
 - to seasonally dry up
 - to stay dry for most of the year.
- Context must be provided regarding the connectivity of the ditch and/or watercourse to waterways within in the wider landscape, as well as influences which might affect water levels in the feature, both upstream and downstream.
- The applicant must demonstrate that a visual inspection of the ditch and/or watercourse has been undertaken, providing a detailed summary of site conditions on the day of assessment with supporting photographs.
- As a ditch/ watercourse is to be the intended outfall location for surface water, the applicant must obtain permission from the landowner for use of that feature.
- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water.
- 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 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.

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:	11/08/2026