

TO:	Horsham District Council – Planning Dept
LOCATION:	Sussex Topiary Naldretts Lane Rudgwick Horsham
DESCRIPTION:	Permission in principle for the erection of up to 9no. self-build park homes
REFERENCE:	DC/26/0271
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following document has been reviewed: - Proposed Site Plan, Drawing No: PRR 1. Undated. Philip Rowe. - Planning Statement, Philip Rowe. To Note: No Drainage Information or details of either a Foul or Surface Water Drainage Strategy have been provided as part of this application. 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. HDC Drainage advise that the requested information in the 'Main Comments' section below, is submitted to the local planning authority for review and approval, prior to the applicant gaining 'permission in principle'. This information will help to identify site constraints, which may restrict the possibilities for drainage solutions on site and may be worthy of consideration prior to confirming the number of permissible units on site, for example. Should the applicant obtain 'permission in principle' for this application, the applicant will need to provide further drainage information at a later detailed design stage, to establish a Drainage Strategy for the proposed development in question, which must be submitted to and approved by the local planning authority, <u>prior</u> to any development.	
MAIN COMMENTS: - The applicant must provide a site-specific assessment of flood risk, even where a full flood risk assessment is not required. - 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. - An understanding of Groundwater levels must be provided. Winter groundwater monitoring is recommended for all applications. - The applicant must provide an assessment of ground conditions and infiltration rates on site. Infiltration testing must be in accordance with BRE365. - If a ditch and/or watercourse is present on site, an assessment of each 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.
- If a ditch and/or watercourse is present on site, 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.
- If a ditch and/or watercourse is present on site, 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.
- If a ditch and/or watercourse is present on site or along the boundary of the site, the applicant must demonstrate ownership of the ditch/ watercourse.
- If a ditch and/or watercourse is to be the intended outfall location for surface water and/or treated effluent from a Package Treatment Plant (PTP) / Sewage Treatment Plants System, the applicant must obtain permission from the landowner for use of that feature.

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.

ANY RECOMMENDED CONDITIONS:

NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	27/03/2026