TO:	Horsham District Council – Planning Dept
LOCATION:	Cowfold Lodge Cottage, Henfield Road, Cowfold, West Sussex, RH13 8DU
DESCRIPTION:	Construction of log cabin dwelling and access from Henfield Road at Cowfold Lodge Cottage
REFERENCE:	DISC/25/0145
RECOMMENDATION:	Condition 3: Not satisfied, more information required

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the below information provided by the applicant in support of the planning application:

- Horsham Drainage Application Form DISC-25-0145
- Drainage and Water Statement

Condition 3

Pre-Commencement Condition: 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.

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).

The applicant is yet to provide the following information, and until such time as this information is received, Horsham District Council cannot determine the suitability of the proposed scheme with regards to surface water and foul drainage.

MAIN COMMENTS:

We have reviewed the evidence provided by the applicant in support of the planning application and the following recommendations to the LPA which are still outstanding:

- The applicant should provide a measurement of pre and post development permeable and impermeable areas with supporting catchment plans and calculations.

- The applicant should provide an assessment of the current and proposed drainage patterns entering, within, and leaving the site, including an understanding of how surface water would flow across the site in normal and exceedance event conditions

- The applicant should provide flow and volume rates with supporting evidence, for greenfield and brownfield sites as appropriate (see the UKSUDS.com tool): Existing runoff rates should be provided for the 100% Annual Exceedance Probability (AEP), 3.33% AEP and 1% AEP storm event and include the value of Qbar. The applicant should also provide post development discharge rates for the 100% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events. The runoff from the proposed development should where possible be restricted to the

greenfield 1 in 1 year runoff rate during all events up to and including the 1 in 100-year rainfall event including adjustments 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, not exceeding the flow rate generated from a 50% improvement on the 1 in 1 year brownfield runoff rate of the existing site.

- The applicant has indicated that surface water from the proposed roof will discharge to a rainwater harvesting (RWH) system. While the use of RWH is welcomed, the operational volume within the unit cannot be used for surface water attenuation, as there is no guarantee of the water use within the property or the availability of the storage. Therefore, evidence is required to show the overall surface water system has sufficient capacity to provide the necessary stormwater attenuation without reliance on the RWH system. For RWH design, refer to BS EN 16941-1 2018 On-site non-potable water systems, and Chapter 11 of The SuDS Manual to demonstrate additional stormwater attenuation compliance. It is understood that hybrid attenuation/rain water harvesting systems are available on the marked for this purpose.

- The applicant should provide a detailed surface water drainage strategy, including supporting calculations, detailing outfall location, runoff rate/s, with allowance for urban creep, required and proposed volumes of attenuation storage, freeboard and sizing of all drainage features. A detailed drainage layout plan should reference all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depth, size, SuDS dimensions, materials and depths.

- The proposed foul water strategy to discharge into the existing system for the site is acceptable, however the capacity of the treatment unit should be verified. Please supply appropriate evidence in accordance with best practice guidance as to the foul water flows entering the treatment unit and that they are less than the 10PE supplied.

- The applicant should provide drawings showing conveyance routes for the 1 in 100 year plus climate change event and consideration of how exceedance flows for events greater than this will be managed and mitigated on site without significantly increasing flood risk (both on site and outside the development).

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	M Dighton L Derrick A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	04/07/2025