

TO:	Horsham District Council – Planning Dept
LOCATION:	Land At 518795 120095 Jolesfield Partridge Green West Sussex
DESCRIPTION:	Outline application for the development of 9 new residential dwellings, with all matters reserved except for access.
REFERENCE:	DC/26/1311
RECOMMENDATION:	Advice / More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Aegaea, Flood Risk Assessment and Surface Water Drainage Strategy (15/01/2026) – Referred to as FRA • Letter of correspondence from Southern Water to Horsham District Council, Dated: 16th September 2026 – Stating "Insufficient Information Provided" A significant portion of the site lies within an area of flood risk (Flood zone 2 and 3). Whilst residential dwellings have been positioned outside of this area, the footprints for these buildings and their gardens are sited immediately next to the floodplain, with little to no buffer zone. Whilst discussion addresses the likely depth of flood waters within the northern and southern portions of the site are likely to be no greater than 0.2m (where access routes and homes etc... are to be positioned), the central portion of the site (within a green/ undeveloped area) has a high probability of flood depths exceeding 0.2m. The prospect of a Flood Zone, with flood waters exceeding 0.2m in the heart of a residential development and taking over a significant portion of the open space, should be a significant consideration before granting permission for this outline application. The predicted flooding (from fluvial sources AND surface water flood risk – <u>which are separate considerations, both of which will affect this development</u>) is likely to have an impact on those who live there. As well as access in the north likely to be affected by surface water flooding, it will change how residents are able to interact with the green spaces neighbouring their homes during the wetter months and they are likely to witness flood water from fluvial sources encroaching towards the developed areas, including gardens and areas of permeable paving. Flooding may affect how residents perceive their feeling of safety and security in their home, particularly during wetter periods but it <u>may</u> also raise concerns around home insurance. There are negative cost implications associated with home insurance, where living within close proximity to a flood zone is concerned. For reference, HDC Planning to view the plan on page 45 please. This plan shows surface water flood risk but does not indicate Flood Zones 2 and 3 separately. Section 5.1 of the FRA reads <i>"All new development is located on land outside of areas identified to be at risk. Therefore, flood risk from all sources is considered to be low and no significant flood risk mitigation is required."</i> ...which minimises predictions of flooding within the heart of a residential development and the impact that might have on those who may live there. It also chooses to overlook that the outfalls for surface water infrastructure <u>may</u> be submerged during periods of rainfall, which <u>may</u> exacerbate surface water flood risk. The information provided regarding the surface water drainage strategy does not appear wholly unreasonable, but the drainage model/ calculations provided on page 85 of the FRA, showing results for the 1% AEP + 45% CC Event, presents reason for concern as it suggests there would be flooding during the storm event (Exact location of Manholes and nodes is unclear as this information is not provided on the Drainage Plan). Additionally,	

we would not expect to see Flood Risk presented for the 30 year + 40% CC Event (page 85 of the FRA). Insufficient evidence has been provided to determine that this surface water drainage strategy is anticipated to be acceptable. Additionally, surcharged outfall scenario hasn't been accounted for. HDC Drainage note the model shows Status as 'OK' for all Stormwater Controls on page 90 of the FRA. **Applicant/ Drainage engineers to provide comment please.**

As per the National Standards:

"3.13 Surface water drainage features shall not be located in areas identified at risk of flooding in the 1% AEP event from pluvial or fluvial sources unless designed to be and demonstrated to operate under flood conditions."

HDC Drainage have observed that the proposed swales may have not wholly considered the influence of overland flows from the area to the north of the site. Currently, overland flows (from the area to the north of the site) would be captured by the swale (located in the north-west of the site, lying west to east) and diverted into the surface water drainage strategy. HDC Drainage do not believe this has been accounted for in the drainage calculations. This would also render the use of these swales as mitigation for exceedance as redundant.

MAIN COMMENTS:

- For clarity, the applicant MUST provide a plan juxtaposing pluvial and fluvial flood zones on top of the proposed development and drainage strategy. (FRA: Areas of flooding as shown on figures 3 and 5, on top of Drawing No AEG8979-DR01, as shown on page 92. Drawing No 2510LA_r4_001 as shown on page 45, only shows pluvial flooding against area of development and does not show flood zones or drainage infrastructure).
- 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.
- 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.

ANY RECOMMENDED CONDITIONS: NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	01/10/2026

