

TO:	Horsham District Council – Planning Dept
LOCATION:	Annexe Clockhouse Farmhouse Stonehouse Lane Cowfold
DESCRIPTION:	Demolition of 6no. existing agricultural buildings within the wider farm holding. Conversion of the existing brick stables into 5no. residential dwellings; erection of a new commercial building and erection of a new Sussex barn with landscaping and associated infrastructure works
REFERENCE:	DC/26/1212
RECOMMENDATION:	More Information – Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Drainage Strategy Plan, Drawing: C3948_P_101_3, Dated: 19.08.26, Author: CGS Civils • SuDS and Drainage Report, Rev 2, Ref: C3948, Author: CGS Civils, Dated: 30.06.2026 HDC Drainage note that the Swale is to be coordinated with the landscaping plan. Drainage should consider how planting may impact the storage volume of the swale and converse with Landscape to discuss frequency of expected maintenance for a planting scheme and expected minimum clearance between planting and the outfall etc... this will ensure a suitable planting scheme is considered and minimises conflict of interest in the future, particularly where maintenance is concerned. The Drainage Engineer should also notify Landscape how frequently it is expected for this attenuation basin to contain water (it is unclear what level the water will rise to during the 1 in 100year storm event). Landscape should also be notified that the basin is lined and concerns regarding roots penetrating the lining should be factored into the selection of appropriate planting. Tree planting in the basin and along the embankment/ channel side may not be advisable. Please provide information about depth of soil above the lining to Landscape for their consideration. Currently, discharge rates are proposed as being 5.4l/s (QBar) for all storm events up to an including the 1%AEP storm event, however, National Standards have outlined: <i>"3.18 The peak allowable discharge rate from the development to surface waters or sewers for the 50% AEP event (1 in 2 year) shall be limited to the equivalent 50% AEP greenfield runoff rate ('Flow rate 2 year (l/s)'), or 3 l/s/ha, whichever is the greater."</i> As the ('Flow rate 2 year (l/s) is 4.7l/s, HDC Drainage would encourage the applicant to consider restricting flow to 4.7l/s. As per section 3.21 of the national standards, if this target cannot be achieved, HDC Drainage may consider a relaxation factor and permit the higher discharge rate. It would appear there is room on site for more storage. Please consider and provide comment. HDC Drainage are satisfied with the information provided at this stage of the application process and request that a finalised drainage strategy and any supporting information is provided at Discharge of Conditions.	

MAIN COMMENTS:

- 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, with supporting catchment plans and calculations.
- 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).
- The following flow and volume rates must be provided:
 - existing runoff rates for the 100% Annual Exceedance Probability (AEP), 50% AEP, 1% AEP storm events
 - post development discharge rates for the 100% AEP, 50% AEP, 1% AEP and 1% AEP + Climate Change storm events
 - water storage capacity volumes of the proposed drainage features, to attenuate the 1% AEP + climate change storm event (see details below).
- 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.
- Where infiltration discharge methods are proposed (soakaways/swales etc...), the applicant must provide testing in accordance with BRE365, at the location and depth of the proposed devices.
- 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, 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 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 demonstrate ownership or 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.
- 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, for **non-potable** use.

ANY RECOMMENDED CONDITIONS:

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 site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and complies with Policy 35 and 38 of the Horsham District Planning Framework (2015).

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	30/09/2026