

TO:	Horsham District Council – Planning Dept
LOCATION:	Downsview Paddock New Hall Lane Small Dole West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 2, 3, 4, 6, 8 and 15 to approved application DC/25/1996
REFERENCE:	DISC/26/0242
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: Existing Site Plan, Dated: July 2026, Author: Ellisdon Architecture Associates The applicant hadn't provided results of BRE365 Infiltration testing, to demonstrate that the ground is suitable to support the use of a soakaway. The results of infiltration testing should be provided. It is noted though, that a connection between the proposed (retrospective) mobile home and the soakaway, has not been indicated. The applicant must confirm how surface water runoff will be managed. The applicant hasn't provided information regarding the size and capacity of the proposed soakaway. Supporting information must be provided which demonstrates what size soakaway is needed. The applicant hasn't confirmed directly, how foul will be managed/ connected from the proposed (retrospective) mobile home, and where the assumed point of connection to Southern Water Services will be. HDC Drainage does not consider that the proposed development (retrospective) mobile home, will increase flood risk on site. HDC Drainage do advise that the applicant demonstrate how the (retrospective) mobile home is connected to the soakaway and where the foul connection is AND provide supporting information showing that the soakaway is sized appropriately to accommodate the runoff from the mobile home.	
MAIN COMMENTS: - The following flow and volume rates (Greenfield runoff 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 - QBAR - Note: water storage capacity volumes of the proposed drainage features are 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 greenfield 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.	

- 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.
- Where infiltration testing has not been undertaken, provide an infiltration assessment, supported by a desk-based assessment of soil types, geology and suitability for infiltration potential (See the Horsham District Council Local Plan evidence base), together with an alternative option for surface water disposal.
- 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.

ANY RECOMMENDED CONDITIONS:

NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	21/08/2026