

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 521816 122277 Eastlands Lane Cowfold West Sussex
DESCRIPTION:	Erection of 9no. dwellings with associated car parking spaces, detached carports, garages and landscaping.
REFERENCE:	DC/26/0472
RECOMMENDATION:	More Information - Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: - Flood Risk Assessment and Drainage Strategy, Dated: 10th February 2026, Author: Motion (Appendix L of FRA) Drainage Management and Maintenance Plan, Dated 10th February 2026, Author: Motion - Proposed Site Plan, Drawing No: 2562-03 Rev: B, Date: 21.11.25, Author: Lloyd Harden - Letter of correspondence from Southern Water to Horsham District Council, Dated: 30th of March 2026. HDC Drainage require more information, (which can be conditioned) 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.	
MAIN COMMENTS: - 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. - As connections to Southern Water Utilities are proposed as part of the development, supporting plans and assumed points of connection must be provided as well as expected flow rates. Connection to the public sewerage network is advised, wherever it is reasonable to do so. - The following flow and volume 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 - greenfield runoff rate (QBAR) - water storage capacity volumes of the proposed drainage features, 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 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. HDC Drainage note the applicant has provided justification for the use of QMed	

however request that the surface water drainage strategy be revised to restrict flow to the 1 in 1-year greenfield runoff rate instead.

- HDC Drainage note that the applicant has demonstrated their understanding of the following, but to confirm... 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 Drainage Strategy must demonstrate that the surface water runoff from storm events greater than the 1% AEP + climate change storm events (exceedance) 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.
- As a ditch/ watercourse is to be the intended outfall location for surface water from the proposed development, an assessment of the ditch/ watercourse 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.
- 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.
- HDC Drainage note that it is intended for SuDS to be maintained by the site management company: *"The site management company and/or their agents are responsible for the maintenance of the surface water drainage system"*.
- The final drainage strategy must marry with the Landscape Strategy. The applicant must consider the use of tree planting carefully in accordance with the advice issued by Southern Water.

Further evidence in addition to that requested above may be required once the additional information is submitted.

Advisory notes:

- In addition to Planning Permission, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority at West Sussex County Council, to consent to any works adjacent to or within an ordinary watercourse.
- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development.

ANY RECOMMENDED CONDITIONS:

The details requested above must be provided to Horsham District Council – Drainage for review, prior to Planning Permission being granted. This may be provided at the discharge of conditions stage.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	15/04/2026