

From: Ben Kirk <ben@prometheanplanning.co.uk>
Sent: 20 February 2026 08:17:01 UTC+01:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Subject: Re: DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Daniel

I note comments from the drainage officer which I have shared with our engineer and they have provided the following response which we would like to include with the application.

Please see the below responses, in green, prepared in response to HDC drainage comments, dated 12/02/2026

Drainage Comment

"It is understood 10% for Urban Creep hasn't been considered within the calculations correctly. The Drainage Modelling results for 100 year +45% CC reference +10% A Critical Storm Duration. If this is where an additional 10% has been considered for urban creep, please note this is incorrect. The total impermeable area of residential development and contributing catchment area on site is 473m². An extra 10% should be considered for the total catchment area for all storm durations, up to and including the 100 year +45% CC. The total catchment area should therefore be considered as 520.3m² to allow for urban creep. Currently modelling only accounts for 480m². Please amend calculations."

Response

The "+ 10% A" applied in the hydraulic modelling software increases the areas entered on the node by 10%, thereby representing an increase of 10% to account for urban creep. This is how urban creep is applied in the software rather than manually updating the node area. For the avoidance of doubt causeway Flow support portal states *"In simulation Settings an Additional Area (A %) may be included to represent Urban Creep/Expansion."*

Drainage Comment

"It has not been demonstrated that the 1% AEP + climate change storm event is safely contained within the site without risk to persons or property. All nodes show as Flood Risk (8 not shown as flood risk because this is after flow control). HDC Drainage would like to see fewer nodes within the 100 year +45% CC storm simulation, showing as 'Flood Risk'. The applicant may wish to increase capacity of the geocellular crate."

Response

We note the comment, but the applicant is satisfied the with the design showing flood risk. This is a status within the modelling and is widely accepted during the design storm event. With regards to this site, it is predominantly driven by shallow nature of the proposed drainage arrangements and definition of "flood risk" in the modelling software. For the avoidance of doubt, it has been demonstrated that no flooding occurs during the 1% AEP + 45% climate change + 10% UC storm, and as such risk to persons and property is considered acceptable for the proposed development.

From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: Tuesday, November 11, 2025 11:42
To: Ben Kirk <ben@prometheanplanning.co.uk>
Subject: DC/25/1700 - The Slips West End Lane Henfield West Sussex, BN5 9RG

Dear Ben Kirk,

I refer to the above. I am the appointed Case Officer for this application and will be undertaking a site visit this Friday 14th November. I will be present on site between 10:00-10:45am.

Please can you confirm with the applicant that I will have safe access into the site so that I can undertake the visit.

I do not need to be accompanied on the visit, I just need to be able to see the relevant parts of the site so that an assessment can be made. Please can you confirm.

Kind regards,

Danie Holmes
Senior Planning Officer

Telephone: 01403 21519
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Email: Daniel.Holmes@horsham.gov.uk
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