

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 521943 116023 Furners Lane Henfield West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3 , 4, 5, 6, 7, 8, 9 and 12 to approved application DC/22/2194
REFERENCE:	DISC/26/0185
RECOMMENDATION:	Pre-commencement Condition 3: More Information
SUMMARY OF COMMENTS & RECOMMENDATION: 3. Pre-Commencement Condition: <i>"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."</i> The following documents have been reviewed: - Proposed detached replacement dwelling, Drawing No: 16/1247/7, Dated: October 2022, Author: Tony Rogers Building Consultants - Proposed detached bungalow, Drawing No: 16/1247/21, Dated: June 2026, Author: Tony Rogers Building Consultants - Contaminated Land Phase 1 Assessment, Dated: 27 March 2026, Author: Tony Rogers Building Consultant. HDC Drainage need more information 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: - As per Standard 2 of the National standards for sustainable drainage systems (SuDS) updated 30 July 2025, a surface water drainage strategy must <i>"Apply a 'SuDS approach' so that at least the first 5mm of rainfall for the majority of rainfall events does not result in runoff from the site to surface waters or piped drainage systems."</i> This means, the surface water drainage strategy must filter captured water (from all impermeable areas) before discharging it (at an appropriate rate) into a piped drainage system, as this Drainage Strategy currently intends to do. It will not be acceptable for rainwater to be captured and discharged directly into the pond. For this reason, HDC Drainage recommend that the applicant seek the assistance of a drainage specialist who will be able to assist in the design of an appropriate surface water drainage strategy which considers the drainage hierarchy. SuDS Suitability mapping, available on the HDC website (see link below in Advisory notes) suggests that discharge to ground <u>may</u> be possible, but the Contaminated Land Phase 1 report which contains a site Hydrology Assessment, indicate infiltration rate is <40%, though it is unclear what this means for SuDS suitability. - 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 method surface water disposal must be confirmed in line with the drainage hierarchy (Building Regulations Part H).
- 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.
- If restricting runoff rates back to the 1 in 1-year greenfield runoff rate is considered unreasonable, HDC Drainage may allow discharge rates to be restricted to as close as feasibly possible, limiting up to a 50% betterment of the brownfield 1 in 1-year runoff rate as a last resort.
- 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.
- As connections to Southern Water Utilities are proposed as part of the development/ redevelopment, supporting plans and assumed points of connection must be provided as well as expected flow rates.
- Maintenance and Management Plans must be provided for both the proposed 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:

- The applicant may need to request permission from Southern Water to connect the Foul Drainage to an existing Manhole. HDC Drainage advise the applicant communicate with Southern Water regarding the proposals for foul connection as soon as possible.
- 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.
- On the Horsham District Council website, there are several useful documents available to the public, which the applicant may wish to use as guides for their application. To navigate to this page you can follow this link:
<https://www.horsham.gov.uk/planning/local-plan/local-plan-examination/Examination-Library>
Alternatively, here is how to navigate to that page on the HDC Website:
Home > Planning and development > Local Plan > Local Plan examination > Examination Library > Evidence Base Documents > Climate Change and Water
- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development.

ANY RECOMMENDED CONDITIONS:

NA

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DEPARTMENT:	Horsham District Council - Drainage
DATE:	09/07/2026