TO:	Horsham District Council – Planning Dept
LOCATION:	Whitemans Cottage Sincox Lane Shipley West Sussex
DESCRIPTION:	Approval of details reserved by condition 3 to approved application DC/25/2004
REFERENCE:	DISC/26/0282
RECOMMENDATION:	More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed:

- Drainage Strategy Supporting Statement, Dated: August 2026, Author: Atelier T&B
- Foul and Surface Water Drainage Strategy, Dated: August 2026, Author: Atelier T&B

HDC Drainage note the applicant's position that the information requested for a drainage strategy, should be proportionate to the scale and nature of the proposed development. To summarise, the applicant has indicated their intention to connect surface water runoff from the roof of the proposed property (area of hardstanding such as patio currently unknown) to the existing pond/ watercourse, and for foul to be managed using an existing 'Klargester Bioair 4 Package Sewage Treatment Plant'.

With regard to surface water management, no consideration of existing surface water flood risk has been considered on site and how this may impact the development and drainage strategy (outfalls may be submerged during periods of rainfall), nor has any betterment' to the existing scenario been proposed, to reduce the rate at which surface water is distributed into the surrounding water bodies (pond and ditch). If anything, the proposed development currently increases surface water flood risk as the impermeable areas on site will increase as a result of the proposed development. This will need to be addressed. All proposed areas of hardstanding must be considered. Additionally, no pollution mitigation has been proposed. The applicant must consider the use of SuDS, which may include the likes of permeable paving with a tanked subbase, and/or raingardens etc… The applicant must demonstrate that overland flows will be managed and levels allow the surface water to flow away from the property.

With regard to the Foul drainage strategy, residential development must be sited **10m** from the location of the existing Treatment Plant (Building Regulations Part H). The current location of the proposed development *may* need to be sited further west to accommodate this. Additionally, the applicant must consider areas of surface water flood risk and should look at the 'Flood Map for Planning' tool online, to avoid positioning the proposed property within an area at risk.

The age of this existing Treatment Plant is unknown. The applicant must confirm whether there are any additional connections to this plant, other than the proposed development, and if so, how may people it currently caters to and will continue to cater to in addition to the proposed property. The applicant should provide an indication of the Maintenance history of this device. Additionally, the applicant should notify the council whether this device has a permit or whether it previously met the 'General binding rules: small sewage discharge to a surface water' updated October 2023, and therefore exempt from a permit. To note, the proposed car port must not be located on top of the area of the foul treatment unit.

An indication of topographical levels on site has not been provided, nor has the expected water levels in the pond.

The Applicant has stated: *"The final construction details, including levels, falls, pipe sizes, chamber positions and installation details, will be confirmed by the contractor / specialist installer prior to commencement of the relevant works and shall comply with Building Regulations Part H and any other statutory approvals required".* We expect to see this information at Planning. These details must be reviewed by HDC Drainage, and the development will be subject to these submitted drawings and the information provided. Details of pipe materials, diameter, invert levels, connection points, manholes etc… are expected and cannot be disregarded until a later date.

Insufficient information has been provided, as such, HDC Drainage require **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:

- Comments in the Summary section must be addressed.
- 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
- The following flow and volume rates must be provided (use uksuds.com greenfield runoff rate estimation tool):
    - 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.
- The surface water drainage strategy must demonstrate that the proposed SuDS attenuate all runoff from <u>all</u> 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 applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface 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.
- 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, for non-potable use.

ANY RECOMMENDED CONDITIONS:
NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	14/10/2026