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| <b>TO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Horsham District Council – Planning Dept                                                                                               |
| <b>LOCATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Watermead Henfield Road Cowfold Horsham                                                                                                |
| <b>DESCRIPTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Demolition of existing vacant storage buildings and erection of 9no. residential units, provision of open space and retention of pond. |
| <b>REFERENCE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>DC/26/0934</b>                                                                                                                      |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | More Information – Conditions                                                                                                          |
| <p><b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b></p> <p>The following documents have been reviewed:</p> <ul style="list-style-type: none"> <li>Letter of correspondence from Southern Water to Horsham District Council, Dated: 14<sup>th</sup> August 2026</li> <li>Design and Access Statement, Rev P4, Dated: 04.06.26, Author: ECE Architecture</li> <li>Detailed Site Plan, Drawing No PL-003, Revision C. Dated: 11.08.2026, Author: ECE Architecture.</li> <li>Flood Risk Assessment, Dated: May 2026, Author: GTA Civils</li> </ul> <p><b>NOTE:</b> The Design and access statement states: <i>"Surface water is proposed to discharge at a controlled rate to the existing highway drainage network..."</i> The FRA states <i>"The new outfall to the highway system will be subject to formal approval by the Highway Authority in due course. An initial enquiry has been submitted to confirm feasibility."</i> As connection to highway infrastructure is generally not permissible, the applicant <b>MUST</b> obtain permission from West Sussex County Council to connect to their infrastructure and have been granted permission in writing, <u>before</u> HDC Drainage area able to approve of the strategy.</p> <p>HDC Drainage are satisfied with the information provided at this stage of the application process and request that a finalised drainage strategy and all supporting information regarding the suitability of the outfall, is provided at Discharge of Conditions.</p> |                                                                                                                                        |
| <p><b>MAIN COMMENTS:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>If 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. Connection to the public sewerage network is advised, wherever it is reasonable to do so.</li> <li>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. <b>HDC Drainage note the applicant currently intends to restrict flows to 1l/s, which is exceptionally low given the runoff rate on site is currently considered to be 7l/s. The applicant must consider the risk of blockages and determine a suitable maintenance schedule to support this strategy.</b></li> </ul>                                                                       |                                                                                                                                        |

- 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 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.
- 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.
- Maintenance and Management Plans must be provided for both the proposed Foul and 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:**

- 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:**

**Pre-Commencement Condition:** No development shall commence until a finalised 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.

Reason: As this matter is fundamental to ensure that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and complies with Policy 35 and 38 of the Horsham District Planning Framework (2015).

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|--------------------|-------------------------------------|
| <b>NAME:</b>       | A.Furness                           |
| <b>DEPARTMENT:</b> | Horsham District Council - Drainage |
| <b>DATE:</b>       | 29/09/2026                          |

