

TO:	Horsham District Council – Planning Dept
LOCATION:	River Terrace Ridgehurst Drive Horsham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 4, 5, 8, 9, 10 and 11 to approved application DC/24/1601
REFERENCE:	DISC/26/0051
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: DC/24/1601 - Erection of 2 no. 2 bed semi-detached dwellings with 3 parking spaces. Extract from Decision Notice for DC/24/1601: <i>3. Pre-Commencement Condition - 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: • Southern Waters Consultation Response to Horsham District Council, Dated: 24th February 2025 • Letter of correspondence from Southern Water to Horsham District Council, Title: Application to Connect to the Public Sewerage System – Section 106, Dated: 06 February 2026. • Drainage Plan, Drawing No: 21-36-05D, Dated: 28-01-22, Author: Fulcrum Design. Southern Waters consultation response references a "<i>report showing the drainage scheme</i>", which Southern Water found to satisfy Condition 3. HDC Drainage notes no report but acknowledges the receipt of the 'Drainage Plan'. Whilst connections to Southern Waters utilities have been approved by Southern Water, discharge rates have not been provided, SuDS haven't been discussed and as such attenuation methods have not been described as a consideration within the proposed development. The applicant has not demonstrated whether the discharge rate of surface water from site will be comparable to Greenfield Runoff rates. Whilst it appears Southern Water approve of the connection, HDC Drainage request the applicant provide more information about the Surface Water Drainage Strategy. 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: For a Surface Water Drainage Strategy, HDC Drainage request the following information is provided: • 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 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.
- 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.

- Maintenance and Management Plans must be provided for both the 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.

ANY RECOMMENDED CONDITIONS:

NA

NAME:

A.Furness

DEPARTMENT:

Horsham District Council - Drainage

DATE:

27/03/2026