TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 519396 111237 Church Farm Walk Upper Beeding West Sussex
DESCRIPTION:	Erection of 4 No. detached dwellings with associated amenity space, car parking spaces, detached carports, access road and other associated infrastructure.
REFERENCE:	DC/25/2114
RECOMMENDATION:	No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed:

- Letter of correspondence from Aqua Terra to Horsham District Council Drainage Team, Containing Causeway Modelling, File: 'Church Farm_**V9**'.pdf, Dated: 19th November 2026

HDC Drainage acknowledge an error identified in the calculations provided in the Drainage Strategy, Rev 3, which stated the length of the outfall was 62.176m instead of 140m. It was previously thought that this value was the length of the swale and in error, read it as such. The applicant had clearly communicated that the length of the swale was and is still intended to be 77m, so this oversight falls with HDC Drainage. HDC Drainage communicated the oversight with the applicant and requested that the model be corrected and re-run. The resulting increased overflow from the surcharged 1 in 100 year + 45% climate change storm events, raised concerns by HDC Drainage. Following consultation with the LLFA, HDC Drainage notified the applicant that the Drainage Strategy would need to be re-considered to increase capacity on site for the storage of surface water, to significantly reduce the overflow generated by the surcharged 1 in 100 year + 45% climate change storm events. The resulting amended Causeway calculations, provided by the applicant, demonstrates that the site has capacity to reduce the overflow to a minor exceedance of 3.5m3, which HDC Drainage now considers to be acceptable.

HDC Drainage considers 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:

HDC Drainage are satisfied that the following information can be provided at Discharge of Conditions.

- Additional SuDS features within the management train would be welcomed.
- The applicant must provide detailed Maintenance and Management Plans for both the proposed Foul and Surface Water Drainage Strategies, including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.
- The strategy must clearly demonstrate how access to the proposed swale is to be facilitated, considering necessary access requirements along the top of the embankment, providing a point of access for all residents.

- The clerical error showing 'Rivers and Sea defended and undefended flood risk extents - climate change', rather than 'Surface Water Flood Risk', must be addressed/ amended in the report.
- The error identifying The West Melbury Marly Chalk Formations as "White Chalk" (permeable) rather than "Grey Chalk" (impermeable) must be addressed/ amended in the report.
- The applicant must provide results of infiltration testing and groundwater monitoring.
- The applicant must clearly explain and/or justify why the position of the outfall to the watercourse in the east is appropriate, addressing surface water flood risk concerns.
- The applicant must clearly explain, why the drainage strategy will not increase flood risk.
- The applicant must provide an assessment of the receiving ditch/watercourse, demonstrating that a thorough visual inspection of the ditch/watercourse has been undertaken, providing a detailed summary of site conditions on the day of assessment with supporting photographs. HDC Drainage expect a full assessment of the conditions of the ditch downstream, considering remedial actions which may need to be undertaken to improve the condition of the ditch, as well as a robust management plan for the ditch, to accompany the rest of the drainage strategy. Long term riparian responsibilities must be made clear for the landowner, and an understanding of access requirements and either existing or necessary provisions/easements should be considered and discussed clearly.

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 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 development is properly drained and to comply with Policy 35 & 38 of the Horsham District Planning Framework (2015).

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	03/09/2026