

TO:	Horsham District Council – Planning Dept
LOCATION:	Redgates Burnthouse Lane Lower Beeding Horsham
DESCRIPTION:	Application for Approval of Details Reserved by Condition 2 to approved application DC/24/0273
REFERENCE:	DISC/26/0183
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Drainage Strategy (Date and Author unknown). • Site Plan – showing foul and surface water drainage strategy proposals. The information provided is insufficient to discharge the condition for Drainage. As such, HDC Drainage need more information to determine that the site drainage meets the requirements of the Horsham District Planning Framework (2015) – Policy 19, 23, 35 and 38. The applicant has stated they intend to use the existing septic tank on site, installed in 2002. The applicant must provide details of the septic tank, including make, model and history of Maintenance and Management. HDC Drainage also request to be notified of the EA Permit number which may be associated with this unit and to be supplied with details of the ownership of the septic tank. The applicant should confirm whether discharge is to a watercourse or to ground and state whether this will stay the same. HDC Drainage advise the applicant that under new guidance last updated 23 July 2026, the applicant must demonstrate that the existing sewage tank meets the 'Rules that apply to all discharges' for the General binding rules: small sewage discharge to the ground or small sewage discharge to a surface water (whichever is relevant), as the applicant has demonstrated the proposals would connect to an existing septic tank with 'existing discharges that started before 1 January 2015'.	
MAIN COMMENTS: • 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. • The applicant must stipulate the materials used for the existing 'permeable' hardstanding. • HDC Drainage note, no surface water attenuation has been provided. Ideally, 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 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 surface water drainage strategy must demonstrate that the proposed SuDS attenuate all runoff from all impermeable areas 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.
- If a ditch and/or watercourse is present on site, an assessment of each feature must be provided, to identify whether the feature is expected...
 - to contain flowing water throughout the year (unless there is a drought or an unusually long period of dry weather). The range of expected water levels should be provided.
 - to seasonally dry up
 - to stay dry for most of the year.
- If a ditch and/or watercourse is present on site, context must be provided regarding the connectivity of the ditch and/or watercourse to waterways within in the wider landscape, as well as influences which might affect water levels in the feature, both upstream and downstream.
- If a ditch and/or watercourse is present on site, the applicant must demonstrate that a visual inspection of the ditch and/or watercourse has been undertaken, providing a detailed summary of site conditions on the day of assessment with supporting photographs.
- If a ditch and/or watercourse is present on site or along the boundary of the site, the applicant must demonstrate ownership of the ditch/ watercourse.
- If a ditch and/or watercourse is to be the intended outfall location for surface water and/or treated effluent from a Package Treatment Plant (PTP) / Sewage Treatment Plants System, the applicant must obtain permission from the landowner for use of that feature.
- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water.
- The Drainage Strategy must demonstrate that the surface water runoff can be controlled, so 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:

- In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body or to ground from the Environment Agency, where non-mains foul drainage is proposed.
- 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:	09/09/2026