TO:	Horsham District Council – Planning Dept
LOCATION:	The Hyde Rusper Road Ifield West Sussex
DESCRIPTION:	Outline Application for the erection of up to 4 dwellings with all matters reserved except access.
REFERENCE:	**DC/26/1159**
RECOMMENDATION:	No Objection – Conditions

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed:

- Letter of correspondence from Southern Water to Horsham District Council, Dated: 15th September 2026
- Flood Risk Assessment and Surface Water Drainage Strategy, Dated: !7th July 2026, Author: Conisbee
- Drainage Strategy (Plan), Drawing No: 251055-CON-XX-00-DR-C-1000, Rev: P05, Dated: 17.06.26, Author: Conisbee
- Comments issued from the Parish Council in relation to the proposed development, Dated: 16/09/2026

Note: Thames Water are the relevant statutory undertaker for this area. The applicant has included a copy of a letter headed 'Pre-planning enquiry: Confirmation of sufficient capacity letter' from Thames Water, Dated January 2026, within the appendices (Appendix I) of the Flood Risk Assessment Document.

HDC Drainage have **no objection**, as the applicant has demonstrated the proposed 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 Drainage Calculations, FEH 22 should be used. Results from FSR data will not be considered.
- In response to the Causeway modelling results for 100 year +45% CC +10% Q Critical Storm Duration, HDC Drainage would like to see fewer nodes flagged as Flood Risk.
- The applicant has acknowledged that *"The ditch's depth and channel width and structure are suitable for receiving surface water, although it is currently overgrown with vegetation".* Currently, HDC Drainage request that actions are taken to improve the condition of this feature prior to development. On reviewing Figure 6.2, HDC Drainage do not consider the existing ditch to be in a suitable condition to receive surface water. As this ditch is lies within the ownership boundary, it is expected that clearance work to remove overgrowth and debris will be undertaken (brambles and leaves in the channel, not trees along the top of the embankment) and improvements to stabilise the banks if necessary, so that it is in a suitable condition to receive the resulting runoff from the proposed development. The condition of the downstream headwall and culvert is unknown. HDC Drainage request that as part of clearance works along this channel, these features are assessed and repairs made if necessary.
- HDC Drainage agree with the applicant that "*the proposed development provides a good opportunity for clearing the ditch and committing to ongoing maintenance*."

- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water. Notably, the Foul Drainage Strategy runs through areas of permeable paving and abuts attenuation features. Invert and cover levels for all drainage features, including the foul drainage features, should be provided. The applicant should provide sections and/or construction details to confirm how the foul drainage lines will be separated from the permeable paving and its sub-base and attenuation features, so that in the event of a failure, there is little to no risk of contamination of surface water, where untreated foul may percolate through the permeable paving/ sub-base. HDC Drainage note the Drainage Strategy has specified "*Invert levels and positions of existing drains / chambers / sewers where new connections are to be made must be checked and confirmed to the engineer prior to the commencement of any works*". These levels must be confirmed and shown on the final design drawings, issued for planning approval. HDC Drainage note "*Foul water drainage to be maximum of 1.15m deep to achieve gravity connection to foul sewer.*"

Further evidence in addition to that requested above may be required once the additional information is submitted.

Advisory notes:

- The use of open surface water drainage features such as swales and attenuation ponds, haven't been a consideration within this application. HDC Drainage welcome the consideration and use of the use drainage features where possible.
- 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 development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

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