TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of Sunningdale Horsham Road Steyning West Sussex
DESCRIPTION:	Erection of a detached 5-bedroom dwelling with a detached garage, swimming pool, vehicular access and associated works.
REFERENCE:	**DC/26/1335**
RECOMMENDATION:	Modification – Conditions

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed:

- Letter of correspondence from Southern Water to Horsham District Council, Dated: 9th October 2026
- Flood Risk Assessment and Drainage Strategy, Dated: June 2026, Author: GTA Civils and Transport

The proposed discharge rate is considered to be too low and as a result, the design may have overcompensated the amount of surface water attenuation required on site. The strategy, report and design calculations should be reviewed and amended as necessary. This can be achieved at Discharge of Conditions.

From review of the Greenfield Runoff Rates, summarised in table 2.1 and provided in Appendix G, HDC recognise the greenfield runoff rate (1 in 2 year) is considered to be 6.0l/s not 0.6l/s. HDC Drainage note on page 54 of the report, the 'Node Flow Control Online Hydro-Brake Control' has a design flow of 0.6l/s. If the pro-rata greenfield runoff rate is considered to be 0.6l/s, then 3l/s should be considered as the acceptable discharge rate for this strategy, in accordance with National Standards, not 0.6l/s, which is considered too low and more likely to present a risk of blockage.

Discharge rates are discussed here:

3.9 The NSS guidance sets out that the peak allowable discharge rate from the development to the watercourses should be limited to the 1 in 2 (50%) AEP greenfield runoff rate, or 3 l/s/ha, whichever is the greater. As shown in Section 2 above, the 1 in 2 AEP greenfield runoff rate for the site is 6.0 l/s/ha (see Appendix G). The target runoff rate for the development is therefore 0.6 l/s.

5.2 The proposed surface water drainage strategy proposes to discharge to the existing watercourse north of the site. Runoff will be restricted to the 1 in 2 AEP greenfield rate of 0.6 l/s. Attenuation is provided through permeable paving and an attenuation pond, sized to accommodate the 1 in 100-year plus 45% climate change rainfall event.

The applicant must review and amend the report, the strategy, and the calculations, as necessary.

MAIN COMMENTS:

As above

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 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:	30/10/2026