

Horsham District Council - Drainage Team

Our Ref. P25083_L1

Your Ref. DC/25/2114

Date: 27th February 2026

Thank you for providing the recent consultation response to the proposed planning application for erection of 4 detached dwellings on Church Farm walk, Upper Beeding, West Sussex.

The consultation response has been passed through to Aqua Terra Consultants Ltd as part of our remit in supporting the proposed development.

In order to provide ease of access to each point raised within the response, we have tabulated the relevant points and our responses below. We have attached a revised report and would welcome your views/ inputs on the revised SuDS strategy ahead of formal submission.

Please feel free to come back to me with any questions or suggestions.

Yours sincerely,



James Mortimer

Director

HDC Drainage Comment	Response
1. The applicant must demonstrate an understanding of how surface water currently flows across the site, providing an assessment of the current drainage patterns entering the site, within the site and leaving the site. The applicant must provide an assessment of overland flows from the surrounding areas of residential development and roads. Surface water from Church Farm Road in particular must be considered and assurances must be provided that overland flows from the surrounding area will be directed away from the proposed development and areas of permeable paving	Additional description of how surface water currently flows across the site is now provided in Section 2.2. Whilst there is some potential for additional runoff from surrounding areas, these are limited based on the limited upstream catchment extent. Mitigation measures in the form of a small 'road-hump' is now proposed at the access point from Church Farm Walk to divert any excess runoff from Church Farm walk onto open space (within the land ownership) to avoid this runoff from entering the permeable paving and subsequent drainage network. This is discussed in Section 5.1
2. 3l/s/ha or 1.6l/s has been used as the discharge limit (page 26). HDC Drainage considers this to be reasonable	Noted
3. The applicant should provide further assurances about mitigating the risk of Groundwater flooding, demonstrating why proposing the finished floor levels are set 150mm (minimum) above ground level is considered a sufficient value to mitigate this risk. It is understood that "Additional mitigation measures relating to the groundwater flood risk include: • Impermeable membrane / solid concrete slabs under buildings.	Additional details on why 150mm is deemed acceptable is provided in Section 5.1. This is due to the steady topographic slope, and negligible potential for ponding adjacent to the properties. Groundwater emerging at the surface will flow downslope without accumulating and flooding the interior of properties. The properties are also sufficiently elevated (by approximately 2m) above the low floodplain to the north where there is potential for accumulation of flow to occur. There is however potential to increase the 150mm to 300mm if considered necessary.



HDC Drainage Comment	Response
• Appropriate foundation design for potentially high-water tables."	
4. Section 7 of the report states "a capacity check is underway with Southern Water the statutory undertaker responsible for foul water drainage services." Following confirmation of capacity from Southern Water, the applicant must demonstrate that the Foul Drainage Strategy does not conflict with the Surface Water Drainage Strategy, before HDC Drainage can provide 'No Objection'	Capacity check has now been completed and Southern Water have confirmed adequate capacity. This is now discussed in Section 7 and correspondence with Southern Water included in Appendix H. No surface water runoff will be discharged to the foul sewer.
5. If connections to Southern Water Utilities are proposed as part of the development, supporting plans and assumed points of connection must be provided as well as expected flow rates. Connection to the public sewerage network is advised, wherever it is reasonable to do so.	As per correspondence with Southern Water, proposed connection point is Manhole TQ19113002 (Sewer plan in Appendix H) at a flow rate of 3.3m ³ /day.
6. 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	Foul flow calculations have been undertaken based on 4 properties, each containing 4 bedrooms using the Environment Agencies 'Daily discharge calculator for domestic properties' as per Southern Water's recommendations. Discharge will be to Southern Water foul sewer and therefore will be in line with current legislation and best practice for the management of domestic waster



HDC Drainage Comment	Response
method for disposal justified and appropriate permits sought.	
7. 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.	Maintenance regime for surface water drainage system included in Section 6.8, with management to be undertaken by a management company. Precise components within the system will be determined at detailed design, however installation and maintenance manual for the proposed Hydrobrake flow device provided in Appendix G. Access to the swale for maintenance will be possible from the north due to the extensive land ownership to the north of the Site. Maintenance and management responsibilities for the foul system are now included in Section 7.