

TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of Billingshurst Business Park (Phase 3) Hilland Road Billingshurst West Sussex
DESCRIPTION:	Engineering operation to create attenuation basins and swale.
REFERENCE:	DC/26/0454
RECOMMENDATION:	More Information – Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: - Letter of correspondence from the LLFA to Horsham District Council, Dated: 17/04/2026 - Document titled: 'HDC Drainage request More Information to support this application' providing answers to previous request for information. - BELOW GROUND DRAINAGE MAINTENANCE PLAN, Document Ref: 9950-PTA-XX-XX-SP-C-9010, Dated: April 2026. - Access Road- Soft Landscape Proposals. Rev 04. Dated: 23.03.2026. Author: Davies Landscape Architects. - Cover Letter, from Armstrong Rigg Planning to Planning Department at Horsham District Council, Dated: 13 March 2026. The information provided for DC/26/0454 was not sufficient enough for HDC Drainage to review. As such, HDC Drainage have also reviewed: - Technical Note 40: Response to LLFA comments to Application DISC/26/0085, Dated: 8 June 2026, Author: Motion - Letter of correspondence from the LLFA to Horsham District Council, Ref: DISC/26/0085 - Land At 509354 126590 Hilland Road Billingshurst West Sussex RH14 9HN, Dated: 17th July 2026 HDC Drainage are relying on the response from the LLFA for DISC/26/0085, Dated: 17th July 2026, to discharge concerns regarding DC/26/0454, as the applicant has not provided sufficient information within this application. For Clarity, it appears the LLFA were satisfied with the information provided. But, HDC Drainage have outstanding queries/ concerns. As such, HDC Drainage request More Information, which can be provided at Discharge of Condition.	
MAIN COMMENTS: - The applicant has mentioned but not shown how the Drainage Strategy is connected to the 'wider network'. The applicant should provide this information. - For assurance, HDC Drainage request that the applicant confirm whether groundwater is expected to be present in the proposed swale and basins and what levels are expected to be in these features before the addition of surface water from the catchment area. - In addition to the presence of groundwater, the applicant must demonstrate that sufficient storage is provided within these basins to capture the required volume of water from the catchment area for all storm events up to and including the including the 1 in 100-year rainfall event (1% AEP) + 45% allowance for climate, providing	

sufficient freeboard as discussed in the CRIA SuDS Manual. Providing a sufficient freeboard will be viewed as a critical consideration, which takes into consideration a safety margin for unforeseen circumstances such as siltation and blockages, and which demonstrates that there has been consideration of capacity for future connections (which are indicated on the 9950-PTA-XX-XX-DR-C-9100 plan showing a connection to the 'Future Development Area').

- The applicant must provide plans which indicate the expected exceedance routes for storm events greater than the 1% AEP + climate change storm event. The Drainage Strategy must demonstrate that the surface water runoff from these events can be controlled, to confirm 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.
- The applicant must consider the comments of the HDC Arboricultural Officer. It is expected that existing Trees are protected and re-designing the layout/ shape of the SuDS Strategy should be able to accommodate these requests.

ANY RECOMMENDED CONDITIONS:

Prior to the commencement of development, full details of the proposed surface water drainage system shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To determine 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.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	23/07/2026