

TO:	Horsham District Council – Planning Dept
LOCATION:	Mannings Heath Golf Club Hammerpond Road Mannings Heath West Sussex
DESCRIPTION:	Erection of a Golfpod Practice Facility with associated hard and soft landscaping.
REFERENCE:	DC/26/1095
RECOMMENDATION:	More Information - Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: - Letter of correspondence from Southern Water to Horsham District Council, Dated: 16th September 2026. - Application Location Plan, Drawing No: 0406.06, Dated: 06/07/2026, Author: GolfPod - Proposed Drainage Strategy, Drawing No: 0406.15, Dated: 06/07/2026, Author: GolfPod - Proposed Landscape Plan, Drawing No: 0406.04, Dated: 06/07/2026, Author: GolfPod HDC Drainage require more information, <u>which can be provided at conditions</u>, 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.	
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. It is understood that the replacement buggy parking is permeable, so HDC Drainage expect to see flows considered and managed from the new pathway, covered practice bays, Ball Machine Room and both the Robot Station and Netted Outfield which use a Synthetic Grass. - A fully designed surface water management strategy should include: - The aim to achieve and better greenfield runoff rates and adherence to the drainage hierarchy. - Rationale for SuDS selected in line with the Horsham District Planning Framework (2015) – Policy 38, and industry best practice such as The SuDS Manual (C753). - 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 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 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.
- Where infiltration discharge methods are proposed (soakaways/swales etc...), the applicant must provide testing in accordance with BRE365, at the location and depth of the proposed devices. If infiltration is unviable on site, details regarding an outfall from the pond to the existing watercourse (to the south) should be considered. The discharge rate to the watercourse, must be appropriate and consider risk of blockage.
- An exceedance flow route will be required for rainfall events that exceed the design capacity of the pond/ attenuation basin and to convey flows should outlet blockages occur. In this instance (small pond/ attenuation basin) a simple grass channel integrated into the landscape, conveying flows towards the existing watercourse to the south, may be suitable to manage exceedance.
- Health and safety risks must be considered, given the proximity of the pond to areas where member of the public might roam, including the gradient of the bank/ steepness of the slope, use of fencing etc...
- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water. A suitable management train should be discussed, to consider filtering of pollutants and microplastics.
- Maintenance and Management Plans must be provided for the Surface Water Drainage Strategy, including access requirements, maintenance frequency and responsibility.

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

Additional Comments:

- The use of wildflower meadow planting within the area of the attenuation basin should be reconsidered (wildflower meadow is unlikely to survive if submerged in water). Tree planting should also be disregarded within and around the immediate area of the attenuation basin (HDC Drainage note 5 trees to be removed, as currently shown on the Proposed Drainage Strategy Drawing). Alternative planting should be considered. **This will impact BNG - HDC Ecologist/ Arboriculturist to comment.**
- HDC Drainage note the contours on plans are indicative. The size of the attenuation basin may differ once the capacity of the attenuation basin has been quantified.
- The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in

accordance with Southern Water's guidance, prior to the commencement of the development.	
ANY RECOMMENDED CONDITIONS: Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of 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 and 38 of the Horsham District Planning Framework (2015).	
NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	21/09/2026