

TO:	Horsham District Council – Planning Dept
LOCATION:	Crays Barn Crays Lane Goose Green West Sussex
DESCRIPTION:	Demolition of an agricultural building and the erection of 3 No. dwellings
REFERENCE:	DC/26/0261
RECOMMENDATION:	More Information Required
SUMMARY OF COMMENTS & RECOMMENDATION: We have reviewed the following information: - Proposed Site Services (Drawing Number: PL-GA-13, New Form Architecture, 16/02/26) - Application for Planning Permission (PP-14631933, 16/02/26) - Consultation Response (DSA000049170, Southern Water, 10/03/26) We have reviewed the evidence provided by the applicant in support of this planning application DC/26/0024 and we require more information to support the proposals 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 38.	
MAIN COMMENTS: We have reviewed the information provided by the applicant in support of the planning application, and have the following comments: - The applicant has not identified a method of surface water discharge. Suitable justification for the proposed method of surface water discharge should be provided to show compliance with the SuDS hierarchy, as set out in the National Standards for Sustainable Urban Drainage Systems (SuDS), firstly considering rainwater re-use, then infiltration, discharge to watercourse, and finally surface water sewer. - Geological information taken from online British Geological Survey records show that the site is underlain by Weald Clay Formation (Mudstone), and infiltration suitability provided in the West Sussex SFRA for the site and surrounding area, indicate there is not potential for infiltration at this site. As such, the applicant should consider discharge to watercourse or sewer as more feasible alternatives methods for surface water disposal. - The applicant should provide a detailed surface water drainage strategy, including supporting calculations, detailing outfall location, runoff rates, inclusion of allowance for urban creep and proposed volumes of attenuation storage, freeboard of the floor levels of the residential units and sizing of all drainage features. A detailed drainage layout plan should reference all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depth, size, SuDS dimensions, materials and depths. - The surface water drainage strategy should 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).	

- Rates should be restricted to QBAR for all events up to and including the 1 in 100 annual probability plus allowance for climate change rainfall event. Where this is not practicable, the runoff from the proposed development should restrict flows to as close as reasonably practical to the greenfield runoff rate for the site, not exceeding the flow rate generated from a 50% improvement on the existing 1 in 2 year brownfield runoff rate.
- The applicant should provide rates and volumes with supporting evidence, for greenfield and brownfield sites as appropriate (see the UKSUDS.com tool). Existing runoff rates should be provided for the 50% Annual Exceedance Probability (AEP), 3.33% AEP and 1% AEP storm event and include the value of QBAR.
- The applicant should provide post development discharge rates for the 50% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events.
- 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 storm event with climate change is safely contained within the site without risk to persons or property.
- The applicant should provide an assessment of the current and proposed drainage patterns entering, within, and leaving the site, including an understanding of how surface water would flow across the site in normal and rainfall event conditions. Conveyance routes during an event exceeding that of the design event should be shown clearly on the drainage strategy drawing to demonstrate that this can be mitigated on site without significantly increasing flood risk (both on site and outside the development).
- The applicant should provide a measurement of pre and post development permeable and impermeable areas with supporting catchment plans and calculations.
- The applicant should provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water assets. Pollution control and water quality measures should be provided in accordance with the Simple Index Approach as outlined in CIRIA C753 The SuDS Manual.
- The applicant should provide a Maintenance and Management Plan including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.
- The applicant should provide a foul water drainage strategy, with supporting flow calculations in line with Sewerage Sector Guidance and/or Building Regulations Part H, including a detailed drainage layout, showing pipe sizes, materials, gradients and outfall location.
- Any foul water discharging to ground or to a surface water feature will require a fully compliant wastewater treatment unit. Specifications should be provided for the wastewater treatment unit. Downstream of the unit and upstream of the discharge point should be a shut off valve and sampling point should the unit fail.

- The applicant should demarcate the proposed surface water and foul water drainage systems per plot. They should demonstrate what systems are proposed to have shared ownership and what systems are proposed to be private.
- Currently it is understood that surface water is proposed to drain to a field boundary ditch in the east of the site. The client should identify where this drain discharges too. Outfall location should be in accordance to the National Standards for Sustainable Urban Drainage Systems (SuDS) (July 2025) Standard 1: runoff destinations.
- Approval is required from Southern Water for connection to the public sewer under Section 106 of the Water Industry Act 1991.

ANY RECOMMENDED CONDITIONS:

More information is required before conditions are recommended.

NAME:	S Goddard E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	25/03/2026