

TO:	Horsham District Council – Planning Dept
LOCATION:	Bentley House North Heath Lane Industrial Estate North Heath Lane Horsham
DESCRIPTION:	Change of use of building to provide 9 residential units.
REFERENCE:	DC/26/0024
RECOMMENDATION:	More information Required
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • FLOOD RISK ASSESSMENT: 31235, Status: Revision 1, dated: 12/2023 • Southern Water Response: dated 16/01/2026 • Application Form: Reference: PP-14577003, dated: 09/01/26 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: • The Flood Risk Assessment states that as the proposals are for a change of use with no change in building extent or changes to external areas which are understood to be part of the wider industrial estate and therefore the existing regime will be kept. However, it is not clear where surface water runoff drains to. The LLFA would request that a CCTV survey is undertaken to determine the existing drainage system and outfall. If the existing system drains to a soakaway or foul sewer then further investigations are required. • Rainwater re-use should be considered, as much as practical to do so, in accordance with Priority 1 of the National Standards for SuDS drainage hierarchy. • The applicant has selected 'soakaways' on the application form which is potentially contradictory to the existing drainage regime which is unknown at this time. Any existing soakaways may not be suitable for discharge of surface water in line with current legislation and best practice. • Should a new drainage system be proposed, it is required to comply with the SuDS discharge hierarchy, with infiltration systems preferred if viable for the site. Suitable geotechnical evidence must be provided to demonstrate that infiltration rates are suitable and that any proposed infiltration features are situated a minimum of 1m above the highest recorded groundwater table. • Infiltration testing should be undertaken, preferably in the winter period, at the location and depth of the proposed structures, in accordance with BRE Digest 365, CIRIA R156 or another approved method to support the design. Winter groundwater monitoring must be provided to determine the highest potential groundwater level.	

- The applicant proposes to connect to an existing Southern Water foul sewer running through the site. Further consultation with Southern Water is recommended to ensure there is capacity for the existing asset to receive the flows from the development.
- As the site has been identified as potentially having a high or perched groundwater table, levels may be too shallow to facilitate conventional soakaway drainage but may facilitate shallower infiltration systems such as permeable pavements and filter drains.
- The applicant should provide details of the existing foul drainage system and how this will change post change of use 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.
- Evidence must be provided that the existing system has capacity for the proposed foul water flows up to the point of connection with the existing public sewer and the capacity of the public sewer network to manage any potential additional flows should be checked with Southern Water.
- The applicant should provide a Maintenance and Management Plan including access requirements, maintenance frequency and responsibility, and proprietary device manuals where utilised, for all drainage features.
- Approval is required from Southern Water for connection to the public sewer under Section 106 of the Water Industry Act 1991. If required, the drainage strategy is reliant on this approval.

ANY RECOMMENDED CONDITIONS: More information required before conditions can be recommended

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