

TO:	Horsham District Council – Planning Dept
LOCATION:	Dorlyn House London Road Ashington West Sussex
DESCRIPTION:	Conversion of existing 1no. 3 bedroom flat into 1no. 1 bedroom flat and 1no. 3 bedroom flat, conversion of the loft into habitable living space with the installation of 3no. rooflights, erection of a two storey and single storey rear extension, and alterations to fenestration.
REFERENCE:	DC/26/0131
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Proposed Floor Plans (RMR, Architecture, Drawing 1, 19/02/2026) • Application Form (PP-14655739, 27/01/2026) • Design & Access Statement (RMR Architecture, 19/02/2026) 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: <u>Drainage Hierarchy:</u> • The applicant has proposed that the surface water runoff from the site be discharged by infiltration (soakaways). Geology identified by online British Geological Survey records 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. • Suitable justification and evidence for this method of disposal have not been provided, and the applicant should explore surface water discharge in line with the discharge hierarchy in the National Standards for Sustainable Urban Drainage Systems (July 2025), including rainwater re-use (Priority 1). • As infiltration has been proposed as a method of surface water disposal, infiltration testing, undertaken 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, should be provided via on site testing to support the design. Tests should be undertaken during winter / early spring when ground water levels are typically highest. • As infiltration has been proposed as a method of surface water disposal, suitable geotechnical evidence must be provided to demonstrate that any proposed infiltration features are situated a minimum of 1m above the highest recorded groundwater table.	

- For the purpose of design, the percolation rate must be applied to the sides of any proposed infiltration structure only and the rate for the base must be zero, unless otherwise agreed with the LPA engineer. This does not apply to infiltration basins or permeable pavements, whereby the percolation rate is applied to the base only.
- The infiltration structure should drain 50% of its total volume in 24 hours or less for the 1 in 10 year event and for the 1 in 100 year event (unless otherwise agreed with the LPA engineer) in order to provide spare capacity for subsequent storms.

Drainage Strategy Requirements:

- The applicant should provide a detailed surface water drainage strategy, to include:
 - Confirmation of existing and proposed impermeable areas both in report and on a plan;
 - Supporting calculations (existing and proposed rates for 1 year, QBAR/1 in 2 year, 30 year, 100year and 100 year plus climate change events) and demonstration of urban creep application where applicable;
 - Justification on discharge rate used – the strategy should adhere to the drainage hierarchy, the Horsham District Planning Framework (2015) – Policy 38 and the DEFRA National Standards for SuDS;
 - Plan showing outfall location, proposed drainage system details (pipe sizes, materials and gradients, manhole types, size and depth, SuDS locations and dimensions);
 - Plan showing exceedance routes for events exceeding design event.
 - FEH2022 rainfall data should be used with runoff coefficients (Cv) set to 1.
- Control orifices 50mm or less must be robustly protected from blockage risk. Thorough assessment of the risk of blockage for all flow controls and appropriate mitigation should be provided. The flow control and any blockage mitigation should be included within a Maintenance Schedule.
 - The applicant should provide post development discharge rates for the 50% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events.
 - The runoff from the proposed development should where possible be restricted to QBAR during all events up to and including the 1 in 100-year rainfall event including adjustments 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, not exceeding the flow rate generated from a 50% improvement on the 1 in 1 year brownfield runoff rate of the existing site.
 - Justification for any flow rate greater than QBAR should be provided, and the final rate agreed with the local planning authority prior to determination of

the planning application to ensure a viable connection can be made to a receiving watercourse or surface water sewer.

- 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.
- 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.

Foul Drainage:

- 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.
- Evidence should be provided that the existing foul water drainage system, both privately within the site and the receiving public sewer, has capacity to accommodate the revised foul flows.

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

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