TO:	Horsham District Council – Planning Dept
LOCATION:	15- 18 Fairfield Cottages Cowfold Horsham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 8 to approved application DC/22/2010
REFERENCE:	DISC/25/0045
RECOMMENDATION:	Condition 8: Satisfied

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the following information:

- Drainage Response Note (SWP, 27 May 2025, 9395-SWP-XX-XX-RE-C-9504, Issue 01)
  - Appendix 1: Horsham DC Engineers Comments
  - Appendix 2: FEH Data Printouts
  - Appendix 3: Surface Water Drainage Calculations
- Typical Details (SWP, 27 May 2025, 9395-SWP-ZZ-XX-DD-C-5101, Issue C02)

Condition 8

Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal including the rate at which surface water will discharge, 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 38 of the Horsham District Planning Framework (2015)

Horsham District Council previously provided a drainage consultation response to this application on the 21/05/2025, requesting more information in relation to the discharge of Condition 8.

We have reviewed the additional evidence provided by the applicant in support of the Discharge of Condition 8, and we are satisfied with the information provided. We therefore recommend to the LPA that they do not withhold the Discharge of Condition 8 on the grounds of drainage.

MAIN COMMENTS:

The applicant has provided detailed information to address our previous request for further information, we have the following comments:

- We welcome modification to reduce silt and debris entering the watercourse.
- Thank you for demonstrating use of FEH 2022 data in the drainage calculations.
- The MADD factor has been set to 0 as requested.
- A surcharged outfall has been modelled, and we satisfied that the model has demonstrated there is no flooding onsite in the design event.
- Thank you for providing an additional 10% impermeable area, to account for urban creep, in the design calculations.

We have reviewed the additional evidence provided by the applicant in support of the Discharge of Condition 8, and we are satisfied with the information provided. We

therefore recommend to the LPA that they do not withhold the Discharge of Condition 8 on the grounds of drainage.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Y Riley L Derrick A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	09/06/2025