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| <b>TO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Horsham District Council – Planning Dept                                                                                                                    |
| <b>LOCATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Land at 519396 111237 Church Farm Walk Upper Beeding West Sussex                                                                                            |
| <b>DESCRIPTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Erection of 4 No. detached dwellings with associated amenity space, car parking spaces, detached carports, access road and other associated infrastructure. |
| <b>REFERENCE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | DC/25/2114                                                                                                                                                  |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | More Information                                                                                                                                            |
| <p><b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b></p> <p>The following documents have been reviewed:</p> <ul style="list-style-type: none"> <li>Design &amp; Access Statement, 2517 Rev C, Fairfax Acquisitions Ltd.</li> </ul> <p>HDC Drainage require <b>more information</b> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                             |
| <p><b>MAIN COMMENTS:</b></p> <ul style="list-style-type: none"> <li>The applicant must demonstrate an understanding of how surface water currently flows across the site, providing an assessment of the current drainage patterns entering the site, within the site and leaving the site. The applicant must provide an assessment of overland flows from the surrounding areas of residential development and roads. Surface water from Church Farm Road in particular must be considered and assurances must be provided that overland flows from the surrounding area will be directed away from the proposed development and areas of permeable paving.</li> <li>3l/s/ha or 1.6l/s has been used as the discharge limit (page 26). HDC Drainage considers this to be reasonable.</li> <li>The applicant should provide further assurances about mitigating the risk of Groundwater flooding, demonstrating why proposing the finished floor levels are set 150mm (minimum) above ground level is considered a sufficient value to mitigate this risk. It is understood that <i>"Additional mitigation measures relating to the groundwater flood risk include:</i> <ul style="list-style-type: none"> <li><i>Impermeable membrane / solid concrete slabs under buildings.</i></li> <li><i>Appropriate foundation design for potentially high-water tables."</i></li> </ul> </li> <li>Section 7 of the report states <i>"a capacity check is underway with Southern Water the statutory undertaker responsible for foul water drainage services."</i> Following confirmation of capacity from Southern Water, the applicant must demonstrate that the Foul Drainage Strategy does not conflict with the Surface Water Drainage Strategy, before HDC Drainage can provide 'No Objection'</li> <li>If connections to Southern Water Utilities are proposed as part of the development, supporting plans and assumed points of connection must be provided as well as expected flow rates. Connection to the public sewerage network is advised, wherever it is reasonable to do so.</li> <li>Supporting foul flow calculations, in line with Sewerage Sector Guidance and/or Building Regulations Part H, is to be provided. It should be noted that any proposed foul water system and foul water treatment unit should be in line with current legislation and best practice for the management of domestic waste, with any method for disposal justified and appropriate permits sought.</li> </ul> |                                                                                                                                                             |

- Maintenance and Management Plans must be provided for **both** the proposed Foul and Surface Water Drainage Strategy, including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.

**Please note, further evidence in addition to that requested above may be required once the additional information is submitted.**

**Advisory notes:**

- In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body or to ground from the Environment Agency, where non-mains foul drainage is proposed.
- In addition to Planning Permission, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority at West Sussex County Council, to consent to any works adjacent to or within an ordinary watercourse.
- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development.

**ANY RECOMMENDED CONDITIONS:**

NA

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|--------------------|-------------------------------------|
| <b>NAME:</b>       | A.Furness                           |
| <b>DEPARTMENT:</b> | Horsham District Council - Drainage |
| <b>DATE:</b>       | 11/02/2026                          |