

TO:	Horsham District Council – Planning Dept
LOCATION:	Coombe Rise 23 Maudlyn Parkway Bramber West Sussex
DESCRIPTION:	Demolition of existing front porch and erection of a single storey front extension. Installation of bay window projection at ground and first floor. Demolition of existing rear conservatory and rear single storey extension and erection of a single storey rear extension. Alterations to fenestration.
REFERENCE:	DC/25/2168
RECOMMENDATION:	More Information - Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Letter of correspondence from Southern Water to Horsham District Council, Dated: 26th January 2026. • Existing Block Plan, Drawing No: 01-1225-02, Building Technical Services • Proposed Block Plan, Drawing No: 01-1225-05, Building Technical Services • Surface Water Drainage Statement, Document reference 01-1225-11 HDC Drainage More Information 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.	
MAIN COMMENTS: • The applicant should provide a measurement of the total site area, all pre-development permeable and impermeable areas within the red line boundary, and all post-development permeable and impermeable areas within the red line boundary. • The applicant should provide a plan which shows the Drainage Strategy as existing and as proposed. Please note, no new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main. • If <i>new</i> connections to Southern Water Utilities are proposed as part of the development/ redevelopment, supporting plans and assumed points of connection must be provided as well as expected flow rates. No soakaways should be connected to the public surface water sewer. • As the proposed surface water disposal method is a soakaway, the applicant must provide testing in accordance with BRE365, at the location and depth of the proposed devices. • An understanding of winter groundwater level must be provided. • The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water. • Maintenance and Management Plans must be provided for the Surface Water Drainage Strategy, including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices. 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.
- On the Horsham District Council website, there are several useful documents available to the public, which the applicant may wish to use as guides for their application. To navigate to this page you can follow this link:
<https://www.horsham.gov.uk/planning/local-plan/local-plan-examination/Examination-Library>
Alternatively, here is how to navigate to that page on the HDC Website:
Home > Planning and development > Local Plan > Local Plan examination > Examination Library > Evidence Base Documents > Climate Change and Water
- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development.

ANY RECOMMENDED CONDITIONS:

Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Horsham District Council, in consultation with Southern Water.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	17/02/2026