

TO:	Horsham District Council – Planning Dept
LOCATION:	Collyers School 82 Hurst Road Horsham West Sussex
DESCRIPTION:	Installation of temporary single storey office building and a single storey double classroom building.
REFERENCE:	DC/26/0655
RECOMMENDATION:	Objection
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Design and Access Statement, Dated: Unknown, Author: Portakabin. • Existing Site Location and Block Plan, Dated: 04.03.2026, Author: Portakabin. • Proposed Site Location and Block Plan, Dated: 04.03.2026, Author: Portakabin. • Application for Planning Permission Form, Dated: 17/04/2026. Signed K. Tomczyk. Note: No Drainage information has been provided, other than ticking the box for 'Sustainable drainage system' when asked '<i>How will surface water be disposed of?</i>' in the Application for Planning Permission Form. It was suggested that neighbouring application DC/25/0748 (shown on the Existing Site Location and Block Plan drawing) would discharge surface water via SuDS but no confirmation of this was provided despite the request for more information by HDC Drainage. Were SuDS used? Does the proposed development for <i>this</i> proposal intend to utilise the same drainage strategy or 'hook-up to' any existing SuDS infrastructure? The applicant <u>must</u> confirm how they propose to manage surface water. The Horsham Strategic Flood Risk Assessment 2024, identified neighbouring land (to the west) as an area previously affected by flooding. The proposed development will increase the area of non-permeable surfacing which <i>may</i> exacerbate surface water flood risk both on and off site if overland flows are not managed appropriately. The applicant must show how overland flows will be managed, demonstrating a suitable surface water drainage strategy, using SuDS <u>as they have stated in the application form for this application</u>. Until the information requested in the Main Comments below is provided, HDC Drainage Object to the proposals. HDC Drainage require 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 submit relevant plans, detailing the position of downpipes and connections to SuDS or other drainage infrastructure. • The applicant should provide a measurement of 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 following flow and volume rates must be provided:
 - existing runoff rates during a 100% Annual Exceedance Probability (AEP), 3.33% AEP, 1% AEP storm events
 - post development discharge rates during a 100% AEP, 3.33% AEP, 1% AEP and 1% AEP + 45% for Climate Change storm events
 - greenfield runoff rate (QBAR)
 - water storage capacity volumes of the proposed drainage features, to attenuate the 1% AEP + climate change storm event (see details below).
- The runoff from the proposed development should, where possible, be restricted to the greenfield 1 in 1 year runoff rate (100% AEP) during all events up to and including the 1 in 100-year rainfall event (1% AEP) + 45% allowance 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.
- The surface water drainage strategy must demonstrate that the proposed SuDS attenuate all runoff from all impermeable areas for the 1 in 100-year rainfall event (1% AEP) + 45% allowance for climate change (upper end). 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 + climate change storm event is safely contained within the site without risk to persons or property.
- Where infiltration discharge methods are proposed (soakaways/swales etc...), the applicant must provide testing in accordance with BRE365, at the location and depth of the proposed devices.
- Where infiltration testing has not been undertaken, provide an infiltration assessment, supported by a desk-based assessment of soil types, geology and suitability for infiltration potential (See the Horsham District Council Local Plan evidence base), together with an alternative option for surface water disposal.
- The applicant must provide plans which indicate the expected exceedance routes for storm events greater than the 1% AEP + climate change storm event. The Drainage Strategy must demonstrate that the surface water runoff from these events can be controlled, to confirm there is no adverse flood risk to the development or elsewhere. Evidence of appropriate management and mitigation of exceedance flows are expected within the Drainage Strategy, to demonstrate that the proposed conveyance systems have considered the risks associated to nature, people and property during the event of failure and/or exceedance. **This means, at the very least, the applicant must demonstrate how any overland flows from the development will be managed, so that surface water doesn't just flow off site into neighbouring properties.**
- 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:

- 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:

NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	29/05/2026