

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 519396 111237 Church Farm Walk Upper Beeding West Sussex
DESCRIPTION:	Erection of 4 No. detached dwellings with associated amenity space, car parking spaces, detached carports, access road and other associated infrastructure.
REFERENCE:	DC/25/2114
RECOMMENDATION:	No Objection - Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed since previous HDC Drainage response issued on 12/05/2026: - Church Farm: Flood Risk Assessment and Outline Drainage Strategy. P25083_R3_Rev3, Dated: June 2026, Author: Aqua Terra Consulting - Letter titled: 'Response to HDC Drainage Response' Dated: 19 May 2026. HDC Drainage recognise the concerns regarding the impact to neighbouring wildlife sites. To reiterate, HDC Drainage are unable to provide comment regarding the implementation of surface water protection measures during the construction phase of the proposed development, as this falls within the jurisdiction of Building Control, environmental legislation and safety standards. At present, the application has demonstrated acceptable methods of mitigation to manage the quality of surface water runoff from the built development. As such, HDC Drainage consider that the applicant has done their due diligence on this matter, to date. HDC Drainage consider that the SuDS management train before the outfall, is appropriate and a proportionate response to the proposed development. The proposed swale has been positioned at an appropriate point within the landscape, carefully considered alongside the neighbouring flood zones and is in keeping with the rural character of the area. The applicant has demonstrated that the chosen SuDS features are suitable for the management of pollution on site. On review of the finalised Drainage Strategy, HDC Drainage will consider recommending additional measures are taken during construction, to assist in protecting these assets from unnecessary harm as a result of pollution. The finalised Drainage Strategy must be submitted to and approved in writing by the Local Planning Authority, prior to commencement of any development. Further Information is requested and can be provided at <u>Discharge of Conditions</u>.	
MAIN COMMENTS: - Additional SuDS features within the management train would be welcomed. - Detailed Maintenance and Management Plans must be provided for both the proposed Foul and Surface Water Drainage Strategies, including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.	

Responsibility for the long-term management and maintenance responsibilities for the Swale and connection to the ditch, including all outfalls, must be detailed explicitly in writing. Notably, these SuDS features are shared, and it must be made clear to all inhabitants, who is responsible for the upkeep of these features.

ANY RECOMMENDED CONDITIONS:

Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal 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).

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	03/09/2026