

TO:	Horsham District Council – Planning Dept
LOCATION:	The Slips West End Lane Henfield West Sussex
DESCRIPTION:	Change of use of the land for the stationing of 4no. gypsy and traveller static caravans for residential purposes and 5no. associated dayrooms.
REFERENCE:	DC/25/1700
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Drainage Strategy, Reference: AEG6874_BN5_Henfield_07, Issue 5, Dated: 08/01/2026, Aegaea. HDC Drainage request 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: • It is understood 10% for Urban Creep hasn't been considered within the calculations correctly. The Drainage Modelling results for 100 year +45% CC reference +10% A Critical Storm Duration. If this is where an additional 10% has been considered for urban creep, please note this is incorrect. The total impermeable area of residential development and contributing catchment area on site is 473m². An extra 10% should be considered for the total catchment area for all storm durations, up to and including the 100 year +45% CC. The total catchment area should therefore be considered as 520.3m² to allow for urban creep. Currently modelling only accounts for 480m². Please amend calculations. • It has not been demonstrated that the 1% AEP + climate change storm event is safely contained within the site without risk to persons or property. All nodes show as Flood Risk (8 not shown as flood risk because this is after flow control). HDC Drainage would like to see fewer nodes within the 100 year +45% CC storm simulation, showing as 'Flood Risk'. The applicant may wish to increase capacity of the geocellular crate. Advisory notes: • Please note, the existing ditch along the northern red line boundary, is a watercourse which is culverted under the driveway. As the Riparian Owners of this watercourse, reliant on this watercourse for the success of the Drainage Strategy, it is imperative that this ditch is maintained, kept clear of excessive vegetation and the culvert is routinely cleared so that flow within the watercourse is not impeded, which might lead to issues should the outfall be submerged. • 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

NAME:

A.Furness

DEPARTMENT:

Horsham District Council - Drainage

DATE:

12/02/2026