Tamara.Dale

From: Amy.Furness
Sent: 27 October 2026 15:11
To: Tamara.Dale
Subject: RE: DC/26/0934 - Watermead, Henfield Road

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tamara,

I've taken a look at the **Drainage Technical Note** document, dated 13th October 2026.

HDC Drainage are satisfied with the information provided and request that this level of information is re-submitted under Discharge of Conditions, to support the finalised Drainage Strategy.

It is noted that the proposed SuDS Strategy is "*based on discharge to existing network under highway A281, Subject to agreement with Highway Authority*."

HDC Drainage wish to provide the following quote from the Lead Local Flood Authority at West Sussex County Council:

A new surface water connection from a development site to existing highway drainage assets or systems should only be considered after the drainage hierarchy has been fully explored and where one of the following three scenarios applies:

1. There is clear evidence that the piped surface water drainage network in question is a culverted ordinary watercourse running adjacent to the road (which may or may not have been culverted by the highway authority) that has a land drainage function beyond just draining the public highway. In such circumstances the owner of the development site is likely to have a riparian right to discharge to the (culverted) ordinary watercourse. (This contrasts with the situation where a piped highway drainage system has been constructed, by the highway authority, for the sole purpose of draining the public highway, which serves no other land drainage function nor carries base flow from non-highway related catchments).
2. Clear evidence is produced that there is already an existing formal connection from the site/development to the existing highway drainage systems.
3. There is clear evidence that surface water already runs off the site and is then captured by the adjacent highway drainage systems, and both the highway drainage assets and any receiving watercourses have the necessary capacity to accommodate that run-off from the site without causing any downstream flooding issues.

If any of the three scenarios above apply, any discharge from the site should still be restricted to an appropriate rate that aligns with the National SuDS Standards. If none of the above scenarios apply, then an agreement for a new connection to our highway drainage networks will not be forthcoming. Any connections to highways drainage would need to be agreed with highways, rather than our team.

In the past highways did accept betterment, however they have moved away from the 'betterment' option for the following reasons:

- the risk of flooding downstream due to increased flow in our system
- the risk of flooding to the new development / adjacent property due the issues our system

The applicant must provide proof of communication and authorisation from WSCC Highway Authority for use of Highways Drainage, to support the application at Discharge of Condition.

I have no further comment to make at this stage. Thank you.

Kind regards,

Amy Furness
Drainage Officer

Telephone: 01403 215511 | 07920 411257
Email: Amy.Furness@horsham.gov.uk



Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Tamara.Dale <Tamara.Dale@horsham.gov.uk>
Sent: 27 October 2026 10:15
To: Amy.Furness <Amy.Furness@horsham.gov.uk>
Subject: FW: DC/26/0934 - Watermead, Henfield Road

Hi Amy,

I was just wondering whether you have had a chance to review the attached?

The Agent is chasing an update.

Thanks in advance,

T

Tamara Dale
Principal Planning Officer

Telephone: 01403 215166
Email: Tamara.Dale@horsham.gov.uk



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From: Tamara.Dale
Sent: 13 October 2026 17:09
To: Amy.Furness <Amy.Furness@horsham.gov.uk>
Subject: DC/26/0934 - Watermead, Henfield Road

Hi Amy,

I have sent over a separate re-consultation request for the above site, but thought it might be easier to send over the relevant documents.

The Agent has provided further comments in reference to your latest consultation. Would you mind taking a look over it and letting me know your thoughts?

Thanks in advance,

T

Tamara Dale
Principal Planning Officer

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Email: Tamara.Dale@horsham.gov.uk

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