TO:	Horsham District Council – Planning Dept
LOCATION:	Land North West of Junipers Harbolets Road West Chiltington West Sussex
DESCRIPTION:	Approval of details reserved by conditions 2, 3, 4, 7 and 8 to approved application DC/26/0362.
REFERENCE:	DISC/26/0231
RECOMMENDATION:	**Objection**

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed:

- SuDS Assessment, Dated: March 2026, Author: Flume
- Appendix A – F, Author: Flume

HDC Drainage is unable 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 19, 23, 35 and 38.

MAIN COMMENTS:

HDC Drainage note the following statements from the SuDS Assessment:

'The drainage strategy has been developed on an attenuation-led basis, with infiltration providing long-term drain-down rather than primary event control.'

'The proposed development introduces a formal surface water management system based on permeable paving, which will intercept and manage runoff at source. Surface water will drain into the permeable paving and be stored temporarily within the underlying granular sub-base.'

- The drainage strategy is reliant on suitable infiltration rates across the site but only one of the trail pits indicated ground permeability suitable for infiltration (low-level). There is no formal attention system (beyond a gravel sub-base) and no outfall to a secondary SuDS component, so if infiltration fails, surface water will flow off site at an unrestricted rate (see overland flows plan).
- Infiltration testing indicated that ground permeability is low for one of the two trial pits (SA01) but not unacceptable for infiltration to be considered. Notably, the other trial pit (SA02) did not return positive test results, as the underlying geology (orange/brown silty clay - Weald Clay Formation) was impermeable. As such, HDC Drainage are sceptical about the suitability of infiltration across the site as a whole.
- HDC Drainage note the accompanying Drainage Notes on Appendix F – Proposed Drainage Strategy, which provide construction details of the 'underlying granular sub-base' (the sole SuDS feature proving attenuation storage, facilitating gradual infiltration to ground).

- The parameters used in the calculations are insufficient. As such, the strategy underestimates the volume of surface water attenuation required for this site.

  Calculations should consider:

  - FEH22 (not FSR)
  - Summer and Winter CV Values to be 1 (not 0.75)
  - 1 in 100 year plus 45% CC Critical Storm Duration (which is the upper end allowance)
  - Site area is 0.2315ha but the contributing catchment area within the calculations is 0.159ha. The entire site is hardstanding, so why hasn't the whole site been accounted for in the calculations? Please provide comment if there's been a misunderstanding on review of the Storm Network Modelling under Nodes.

Advisory notes:

- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development, for non-potable use.
- Cesspools must be installed in accordance with Building Regulations Document H (2015).

ANY RECOMMENDED CONDITIONS:

NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	08/09/2026