

TO:	Horsham District Council – Planning Dept
LOCATION:	Little Fairseat Georges Lane Storrington West Sussex
DESCRIPTION:	Demolition of existing dwelling and erection of a replacement dwelling, erection of a double bay garage, demolition of outbuildings, erection of new guest suite and associated landscaping works.
REFERENCE:	DC/26/0332
RECOMMENDATION:	Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Letter of correspondence from Southern Water to Horsham District Council, Dated: 16th March 2026 • Drainage Strategy and Maintenance Schedule, Document Ref: 26089-HOD-XX-XX-RP-C-5800, Rev Z01, Dated: 15/05/26, Author: Hodel Consulting Engineers HDC Drainage require more information (which may be provided at conditions) 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 provide a measurement of the total site area, all pre-development permeable and impermeable areas within the red line boundary, all post-development permeable and impermeable areas within the red line boundary, with supporting catchment plans and calculations. • As connections to Southern Water Utilities are proposed as part of the development/ redevelopment, supporting plans and assumed points of connection must be provided as well as supporting foul flow calculations, in line with Sewerage Sector Guidance and/or Building Regulations Part H. • 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. • If restricting runoff rates back to the 1 in 1-year greenfield runoff rate is considered unreasonable, HDC Drainage may allow discharge rates to be restricted to as close as	

feasibly possible, limiting up to a 50% betterment of the brownfield 1 in 1-year runoff rate as a last resort.

- The surface water drainage strategy must demonstrate that the proposed SuDS attenuate all runoff from all impermeable areas (with an additional area equivalent to +10% of the area of any residential development, factored into the sum of the total impermeable areas on site, allowing for urban creep) 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. ([HDC Drainage note the applicant has provided this](#)).
- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water.
- 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.
- Maintenance and Management Plans must be provided for both the proposed Foul and Surface Water Drainage Strategy, including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.
- **The following adjustments must be made to the flow calculations:**
 - FEH22 data must be used, not FSR
 - CV Value must be 1

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.

ANY RECOMMENDED CONDITIONS:

Prior to the commencement of development, full details of the proposed surface water drainage system shall be submitted to, and approved in writing by, the Local Planning Authority.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	14/07/2026