
Land North of High Bar Lane West Sussex

Planning Condition Discharge Report

Prepared by:	Anjli Sharma MEng
Reviewed by:	Dimitris Linardatos BEng MSc CEng MICE FIHE
Job Number:	30005

Date	Revision	Notes/Amendments/Issue Purpose
April 2026	00	Draft issue to design team
May 2026	01	Discharge Condition Report

1 Introduction

This statement has been compiled to discharge the drainage planning condition for the proposed residential development; ref: DC/23/2152. This report should be read in conjunction with the previously produced Flood Risk Assessment and Drainage Report (30005 PM August 2024) which was approved as part of the 2024 planning application process, along with supplementary P&M Response Letter (April 2025).

This report should be read in conjunction with the drainage layout drawing, drainage detail drawing and drainage calculations which have been appended to the rear of this document.

2 Planning Condition

Condition 8

No development shall commence until a drainage strategy detailing the proposed means of foul 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).

Response:

There is an existing foul water drainage network on site, serving the properties at Massey Close. The site's topography shows that a gravity drainage connection to this drainage network is feasible.

The proposed development is for 28 new dwellings. Southern Water confirmed that there is sufficient capacity in the public sewer to accommodate the foul water flows from the proposed development. In accordance with Building Regulations Part H, the preferred option for foul water drainage from new developments is to connect to the public sewers. Please refer to attached foul water drainage plan appended to this report.

Condition 11

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, and Flood Risk & Water Neutrality Assessment by Price & Myers, 24th January 2024, revision 5 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority. Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Policy 38 of the Horsham District Planning Framework (2015).

Response:

In accordance with the approved strategy, it is proposed to discharge surface water from the new development at a rate of 1.0 l/s (which complies with the requirements of LLFAs), to the existing stream that bounds the site to the south.

As per the "Flood Risk & Water Neutrality Assessment" from August 2024, submitted for planning, the model has been designed using FEH 22 rainfall data, a CV value of 1.0 for summer and winter. The total impermeable area on site is 3700m².

The drainage network has been designed to not flood for a 1 in 100-year storm plus a 45% allowance for climate change. The necessary attenuation is provided in the form of 3 rainwater tanks with cumulative volume of 363m³, permeable paving with a 450mm deep 4/20mm granular sub-base and two detention basin 71m³ and 75m³ respectively.

Detailed drainage drawings are included in the appendix. It will be the appointed contractor's responsibility to develop construction methodology and produce a full method statement. This will be reviewed by Price and Myers prior to any works being carried out.

Refer to the proposed drainage layout, SuDS drainage details and Causeway Flow calculations appended to the rear of this document.

Condition 16

The development shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation,
- ii. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- iii. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with the National Planning Policy Framework and Policy 38 in Horsham District Planning Framework.

Response:

Please refer to SuDS Drainage maintenance strategy report that has been prepared to satisfy planning condition 16.

Condition 31

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated 24th January 2024), this includes all new residential dwellings to have a finished floor level raised a minimum of 150 mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

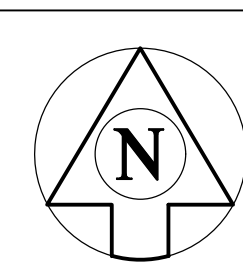
Reason: To ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and Policy 38 in Horsham District Planning Framework (2015).

Response:

The finished floor levels (FFLs) for all proposed residential dwellings have been set in accordance with the approved Flood Risk Assessment dated 24th January 2024. As required by Condition 40, each dwelling has been assigned an FFL a minimum of 150 mm above the surrounding proposed ground level.

3 Attachments

- Drawings:
 - 30005-6000-6002 Below Ground Drainage Layout
 - 30005 – 7000 – 7001 Proposed Levels
- Flow Calculations:
 - Network details
 - 1 in 1 year,
 - 1 in 1 year + 45 climate change
 - 1 in 30 year
 - 1 in 30 years + 45 Climate Change
 - 1 in 100 year
 - 1 in 100 year + 45% climate change



- NOTES :
1. This drawing is to be read in conjunction with all relevant Architect's, Engineer's and specialists' drawings and specifications.
 2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check that this drawing has been printed to the intended scale this bar should be 50mm long @ A1 or 25mm long @ A3.
 3. Health & Safety : All specific drawing notes are to be read in conjunction with the project "Information Pack" and "Site Rules".

DRAINAGE LEGEND	
New FW Drain	
New SW Drain	
Existing Foul Water Drain	
Existing SW Sewer	
Perforated Pipe	
Proposed Detention Basin	

DRAINAGE KEY	
	RWP Rainwater Down Pipe
	FWP Foul Waste Pipe
	S1 Surface Water Manhole Chamber
	F1 Foul Water Manhole Chamber
	FCMH1 Flow Control Chamber (SW only)
	ExF1 Combined Water Manhole Chamber
	Permeable paving
	Attenuation Tank
	Headwall

C01	28/02/2025	AS	DLin	Draft Construction Set
P03	24/02/2024	DLin	DLin	Planning Update
P02	15/11/2023	DLin	DLin	Issued for Planning
P01	23/02/2023	DLin	DLin	Issued for Comments
Rev	Date	Drawn	Eng	Amendment

LAND NORTH OF HIGH BAR LANE
DRAINAGE LAYOUT FULL SITE
Status FOR CONSTRUCTION

Drawn	AS	Eng	DLin
Scales	1:500 at A1	1:1000 at A3	
Drawing No	30005/6000	Rev	C01

PRICE & MYERS

Consulting Engineers
37 Alfred Place
London
WC1E 7DP
020 7631 5128
mail@pricemyers.com
www.pricemyers.com



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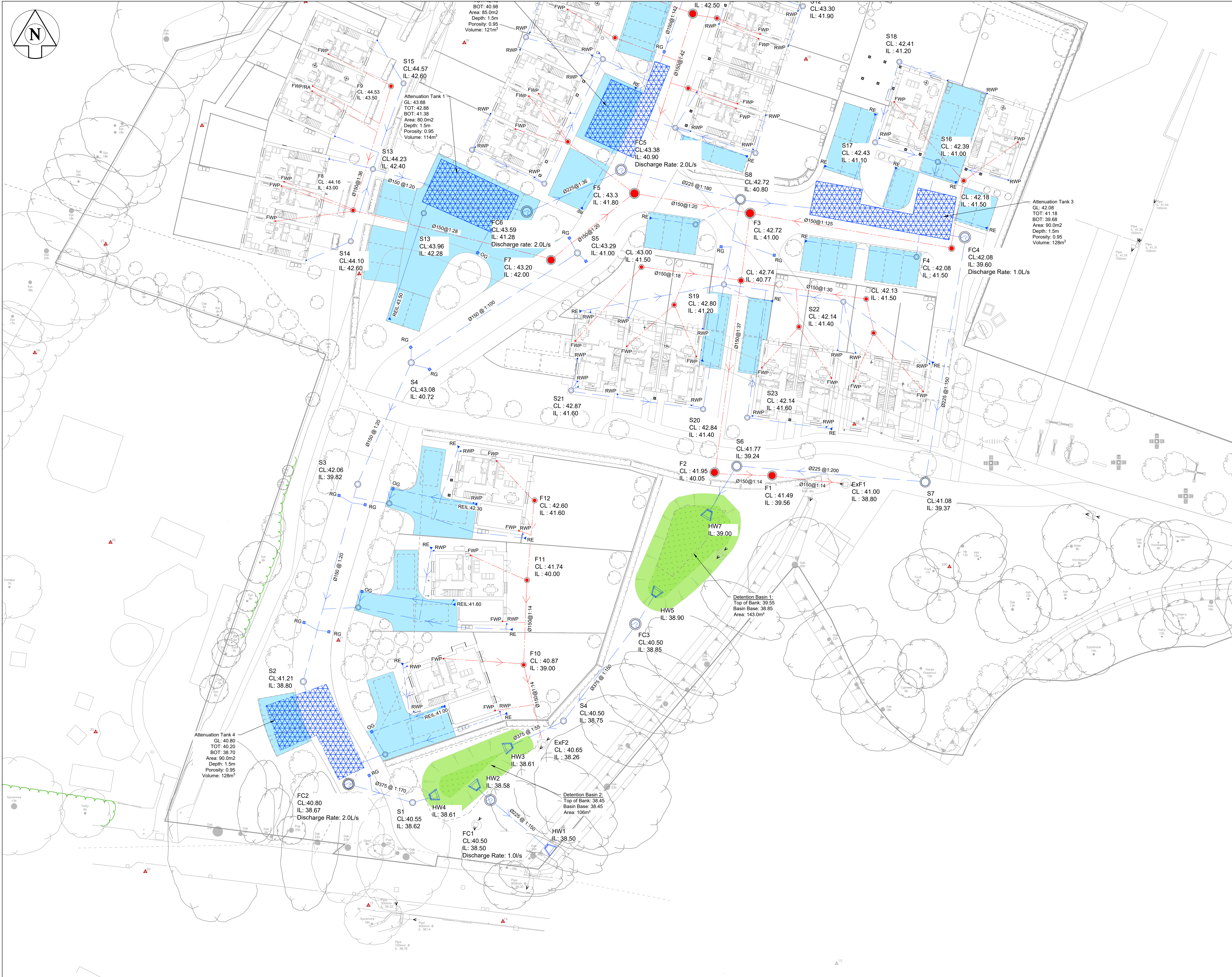
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	RWP	Rainwater Down Pipe
	FWP	Foul Waste Pipe
S1 		Surface Water Manhole Chamber
F1 		Foul Water Manhole Chamber
FCMH1		Flow Control Chamber (SW only)
EXF1 		Combined Water Manhole Chamber
		Permeable paving
		Attenuation Tank
		Headwall

CL	- Cover Level
IL	- Invert Level
RG	- Road Gully
OG	- Open Gully
FCMH	- Flow Control Manhole
IL	- Invert Level
RA	- Above Ground Rodding Access
REIL	- Rodding Eye Invert Level

Drawn	AS	Eng	DLin
Scales	1:250 at A1	1:500 at A3	
Drawing No	Rev		
30005/6001	C01		

Consulting Engineers
17 Alfred Place
London
WC1E 7DP
020 7631 5128
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LAND NORTH OF
HIGH BAR LANE

DRAINAGE LAYOUT
SHEET 2 OF 2

Status
FOR CONSTRUCTION

Drawn	AS	Eng	DLin
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