

TO:	Horsham District Council – Planning Dept
LOCATION:	Adjacent Devonshire House Land North West of Devonshire House College Hill Steyning
DESCRIPTION:	Application for Approval of Details Reserved by Condition 2,4 and 6 to approved application ST/88/94
REFERENCE:	DISC/26/0295
RECOMMENDATION:	Condition 4: More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The Decision Notice for Application No: ST/88/94, states (p2): <i>04 The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority.</i> <i>Reason: To ensure that the proposed development is satisfactorily drained.</i> The following documents have been reviewed: • Landscape and Drainage Plan and Site Sections, Dated: Aug 2026, Author: Philip J Clay Architectural Design. • Letter addressed to Planning Department, Reference: 2358 hdc. Plan 1, Dated: 18th August 2026, Author: Philip J Clay Architectural Design. HDC Drainage need 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: • HDC Drainage note the site has little to no Flood Risk as it lies within Flood Zone 1 and has no surface water flood risk, for all events up to and including the 1 in 100 'annual likelihood of flooding'. • At present, there is no SuDS Management train before the soakaway. The Simple Index Approach should be considered within the design of the surface water drainage strategy, to assist in selecting suitable SuDS components to treat surface water before entering the soakaway. • 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. HDC Drainage note an indication of these areas has been provided within the letter addressed to Planning Department, Reference: 2358 hdc. Plan 1. • A fully designed surface water management strategy should include: ○ The aim to achieve and better greenfield runoff rates and adherence to the drainage hierarchy. ○ Rationale for SuDS selected in line with the Horsham District Planning Framework (2015) – Policy 38, and industry best practice such as The SuDS Manual (C753). • The method of foul and surface water disposal must be confirmed in line with the drainage hierarchy (Building Regulations Part H). HDC Drainage note the applicant intends to connect Foul to Southern Waters Network. The applicant must obtain plans	

of the existing drainage infrastructure on site and nearby, from Southern Water. These plans must be used to assist in identifying assumed points of connection. HDC Drainage note the applicant intends to use a soakaway for the management of surface water. Please note, this must be supported by BRE365 Infiltration testing, and the design of the soakaway must comply with building regulations (Approved Document H). If ground conditions do not support a soakaway, the applicant should seek to connect to the existing surface water network. Expected flow rates must also be provided. Connection to the public sewerage network is advised, wherever it is reasonable to do so.

- 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.
- For Brownfield sites only, if restricting runoff rates 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.
- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water. If ground conditions support the use of a soakaway for the management of surface water on site, an understanding of the existing groundwater level should be provided and/or the applicant should provide confirmation that there is a minimum standard freeboard of 1m between the highest seasonal groundwater level and the base of the soakaway.
- 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 the Surface Water Drainage Strategy, including access requirements, maintenance frequency and responsibility. The applicant should also provide proprietary device manuals, for all drainage features and SuDS devices.

Further evidence in addition to that requested above may be required once the additional information is submitted.

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:

NA

NAME:

A.Furness

DEPARTMENT:

Horsham District Council - Drainage

DATE:

24/09/2026