

TO:	Horsham District Council – Planning Dept
LOCATION:	Crescent Place Storrington Road Thakeham West Sussex
DESCRIPTION:	Erection of 1no. detached dwelling, together with a detached garage and associated works.
REFERENCE:	DC/26/0121
RECOMMENDATION:	More Information – Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Flood Risk Assessment, Ref: 12303, Dated: April 2023, Author: GTA Civils & Transport Ltd. • 'Proposed New Plot' plan, Drawing No: 2022.351b.06, Dated: October 2025, Author: Downsview Associates Chartered Surveyors. HDC Drainage require 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. The proposed development encompasses design considerations which take account of the site's characteristics and concerns about surface water flooding. Appropriate measures have been considered to manage flows on site. As such, HDC Drainage believe the Flood Risk Assessment has provided sufficient detail to justify the layout and design of the proposed development. Though further detail is required, the following requested information in the Main Comments section below may be provided at Discharge of Conditions stage.	
MAIN COMMENTS: • Catchment areas within the new residential curtilage are currently unclear. The applicant should provide a measurement of the total site area, all pre-development permeable and impermeable areas, all post-development permeable and impermeable areas, with supporting catchment plans and calculations. • The applicant has demonstrated where surface water will be attenuated before being discharged into the ditch, but insufficient detail has been provided to show the connection between the raingarden and the attenuation tank. The FRA states "<i>The development's surface water will be drained to the stream within the site – via an area of rain garden and unlined porous paving.</i>" There is further mention of an "<i>overflow to downstream attenuation tank</i>" from the raingarden, on the Drainage Strategy plan (p27 of the FRA), but the point of connection is currently unknown, the capacity of the raingarden is unknown and the discharge rate between the rain garden and the attenuation tank is also unknown. The applicant must provide further detail to demonstrate how this system is intended to work. Notably, the raingarden is north of the ditch, and the attenuation tank lies to the south of the ditch. • To note, rainwater harvesting cannot account for storm water attenuation on site. • The method of foul and surface water disposal must be confirmed in line with the drainage hierarchy (Building Regulations Part H). • If 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 expected flow rates. Connection to the public sewerage network is advised, wherever it is reasonable to do so.	

- The applicant must amend Rainfall Calculations. Rainfall Model must be FEH22, and Winter and Summer CV values must be set to 1.
- 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. [HDC Drainage note that the applicant has specified the discharge from the proposed attenuation tank to the ditch will be restricted to 1l/s, which HDC Drainage consider acceptable due to the implications of blockages for rates lower than 1l/s.](#)
- 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.
- 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.
- Supporting foul flow calculations, in line with Sewerage Sector Guidance and/or Building Regulations Part H, is to be provided. It should be noted that any proposed foul water system and foul water treatment unit should be in line with current legislation and best practice for the management of domestic waste, with any method for disposal justified and appropriate permits sought.
- 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.

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

Advisory notes:

- In addition to Planning Permission, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority at West Sussex County Council, to consent to any works adjacent to or within an ordinary watercourse.
- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development.

ANY RECOMMENDED CONDITIONS:

No development may take place until the details of a foul and surface water drainage strategy are submitted to the local council for review and approval.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	17/03/2026