

TO:	Horsham District Council – Planning Dept
LOCATION:	Amiesmill Farm Kerves Lane Horsham West Sussex
DESCRIPTION:	Demolition of an agricultural building, partial demolition of a stable building, and erection of a dwelling. (Alternative to Prior Approval DC/24/0084).
REFERENCE:	DC/26/0817
RECOMMENDATION:	More Information – Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Letter of correspondence from Southern Water to Horsham District Council, Dated: 18th June 2026 • Drg No, 0001 – Location Plan. Land App • Drg No, 0003 – Existing Site Plan. Land App • Drg No. 0004 – Proposed Site Plan • Planning, Design & Access Statement, Dated: May 2026, Author: Batchellor Monkhouse. 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 Planning Design & Access Statement asserts: <i>"A detailed foul and surface water drainage strategy will be prepared to service the development and this can be conditioned to the planning permission"</i>. HDC Drainage do not recommend this stance is taken as rule of thumb. For new residential development, it is expected to have some understanding of the intended Surface and Foul Water Drainage Strategies. In this instance, the Application Form states that surface water will be disposed of by a soakaway and that Foul Sewage will be disposed of using a Package Treatment Plant, but no supporting evidence has been provided to show that both of these options will be feasible for implementation <u>within the red line boundary</u>. HDC Drainage usually expect to see infiltration testing in accordance with BRE365 to support this and or a carefully considered layout of the intended drainage strategy, before Drainage is pushed to the discharge of conditions stage. Finer details can be ironed out at the Discharge of Conditions stage but challenges with drainage can lead to a revision to the layout of the proposed development, which is costly for the applicant. <i>"Permeable surfacing will be used where new surfacing is proposed and surface water drainage can be appropriately managed through standard measures"</i> (p31 of The Planning Design & Access Statement)... is not considered to be sufficient information. The 'Proposed Site Plan: 004' discloses that the intended Package Treatment Plant is to be a Clenviro Matrix, but the point of discharge is currently unknown. If a drainage field is required over discharge to ground, the applicant should note, it is expected for the drainage field to be contained within the red line boundary, 10m away from a soakaway, watercourse or ditch and 15m away from all buildings. Soakaways should be located a minimum distance of 5m from a building.	

The details in the Main Comments Section below, must be submitted to support the Foul and Surface Water Drainage Strategy for this application, and may be submitted at condition stage *if* Planning consider this to be appropriate.

MAIN COMMENTS:

- The applicant must demonstrate an understanding of how surface water currently flows across the site under 'normal' conditions and during rainfall events, providing an assessment of the current and proposed drainage patterns entering the site, within the site and leaving the site.
- 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.
- 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).
- 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.
- 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.
- 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 a permit to discharge treated foul water to a water body or to ground from the Environment Agency, where non-mains foul drainage is proposed.
- On the Horsham District Council website, there are several useful documents available to the public, which the applicant may wish to use as guides for their application. To navigate to this page you can follow this link:
<https://www.horsham.gov.uk/planning/local-plan/local-plan-examination/Examination-Library>
 Alternatively, here is how to navigate to that page on the HDC Website:
 Home > Planning and development > Local Plan > Local Plan examination > Examination Library > Evidence Base Documents > Climate Change and Water
- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development.

ANY RECOMMENDED CONDITIONS:

A full Surface Water and Foul Drainage Strategy but be submitted to the Local Planning Authority for review and approval, prior to the commencement of development.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	24/06/2026

