

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West Of Trickles Wood Hole Street Ashington West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3,4,5,6 and 7 to approved application DC/25/1205.
REFERENCE:	DISC/26/0003
RECOMMENDATION:	Condition 3: More Information
SUMMARY OF COMMENTS & RECOMMENDATION: In relation to this application DISC/26/0003, the following documents have been reviewed: - Word document titled 'Foul and Surface Water Disposal Strategy', undated. In relation to DC/25/1205, the following documents have been reviewed: - Correspondence between West Sussex Fire & Rescue Service and Planning, dated 22/01/2026 - Correspondence between Southern Water and Horsham District Council, dated 29th August 2025. - Block Plan, drawing No: 25/73/1, David Liversidge design An assessment of Condition 3 has been made by HDC Drainage. Conditions 4, 5, 6 and 7 have not been assessed. 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.	
MAIN COMMENTS: - The proposals intend to capture surface water runoff from the proposed temporary building and surrounding buildings in a large tank, for non-potable use. This is a positive consideration within the drainage strategy, but further supporting information is needed. The drainage strategy must be able to determine that there is enough storage for intended non-potable use. There must be a consideration of the expected daily use of this non-potable water and an understanding of how much water is captured from these roofs in different storm scenarios. Exceedance routes must also be considered, should the system fail and/or be overwhelmed. Once the tank is full, the pathway of the resulting overflow must be considered and directed or mitigated. - It should be noted, the Drainage Strategy states that <i>"All private drainage infrastructure will be maintained by a designated management company."</i> However, the intended resident of the temporary dwelling must also take accountability of the drainage system and make arrangements to have the system inspected and emptied, should the wastewater tank reach capacity before the end of each quarter, to an unnecessary foul spillage. HDC Drainage consider this to be reasonable, given the effluent tank is <i>"to be fitted with Apollo Ultrasonic Level monitor system to provide warning at 75% capacity as notification before emptying"</i>. The resident should therefore be aware when the tank is full and if an inspection/'empty' will need to be brought forward.	

- Access requirements for management/maintenance of the system must be considered. Access requirements have also been asked to be considered by the West Sussex Fire & Rescue Service: *"Evidence is also required to show suitable access and turning facility is provided for a fire appliance in accordance with AD-B Volume 1: B5 - section 13."*
- HDC Drainage recommend that an assessment of levels on site is made, to assist in the understanding of overland flows. This is important for the consideration of exceedance flows and for potential SUDS, especially in regard to the expected overflow from the Rainwater Harvesting tank.
- The Foul and Surface Water Disposal Strategy states *"Any overflow from Aqua Harvest system will be disposed by infiltration to ground via permeable substrate in an area southeast of barn."* This means that once the tank is full, an unrestricted flow of water will be released which is expected to just 'infiltrate'. An understanding of ground conditions has not been provided, the infiltration rate may not be suitable and exceedance routes have not yet been considered. HDC Drainage have no issue with this Drainage Strategy in principle, but the applicant will need to demonstrate that the overflow is managed, and exceedance routes will not present a flood risk to the temporary dwelling and existing permanent development.

Here is the level of detail HDC Drainage expect to see:

- A Foul and Surface Water Management Plan – Drawing – must be provided, showing all elements of the proposed strategy.
- The applicant must provide a site-specific assessment of flood risk, even where a full flood risk assessment is not required.
- 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 and all post-development permeable and impermeable areas within the red line boundary.
- 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 following flow and volume rates should 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).
- Where rainwater harvesting (RWH) is proposed, the appropriate sized storage unit for this system must be provided on site.
- 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 OR if infiltration testing has not been undertaken, provide an infiltration assessment, supported by a desk-based assessment of soil types, geology and suitability for infiltration potential (See the Horsham District Council Local Plan evidence base), together with an alternative option for surface water disposal.

- 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:

- 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:

NA

NAME:

A. Furness

DEPARTMENT:

Horsham District Council - Drainage

DATE:

02/02/2026