

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Shelley Arms 16 Old Guildford Road Broadbridge Heath West Sussex RH12 3JU
<b>DESCRIPTION:</b>	Erection of 4No. dwellings and associated car parking, amenity space and landscaping, along with re-configuration of pub car park.
<b>REFERENCE:</b>	DC/25/0116
<b>RECOMMENDATION:</b>	More Information
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	
<p>We have reviewed the following information:</p> <ul style="list-style-type: none"> <li>• Drainage Strategy (Delta-Simons, 12 March 2025, Rev 2, 99339.584185)</li> </ul> <p>We have reviewed the evidence provided by the applicant in support of the planning application and we require More Information to support the proposals to determine that the site drainage meets the requirements of the NPPF and PPG, SuDS Non-Statutory Technical Standards (NSTS) (March, 2015), the West Sussex LLFA Policy for the Management of Surface Water (2018) and the Horsham District Planning Framework (2015) – Policy 38.</p>	
<b>MAIN COMMENTS:</b>	
<p>We have reviewed the information provided by the applicant in support of the planning application, and have the following comments:</p> <ul style="list-style-type: none"> <li>• In accordance with the West Sussex LLFA Policy for brownfield sites, runoff should be restricted to the greenfield 1 in 1 year runoff rates during all events up to and including the 1 in 100 year rainfall event with climate change. If this is not achievable then evidence must be provided, and developers should seek to achieve a 50% betterment of existing runoff rates.</li> <li>• The Drainage Strategy proposes to restrict surface water to 7.8 l/s, which is a 30% betterment of the 1 in 2 year brownfield runoff rate for the total site area. The runoff from the proposed development should where possible be restricted to the greenfield 1 in 1 year runoff rate during all events up to and including the 1 in 100-year rainfall event including adjustments 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, not exceeding the flow rate generated from a 50% improvement on the 1 in 1 year brownfield runoff rate of the existing site. Justification for any flow rate greater than the 1 in 1 year greenfield runoff rate should be provided, and the final rate agreed with the local planning authority prior to determination of the planning application to ensure a viable connection can be made to a receiving watercourse or surface water sewer.</li> <li>• The surface water drainage strategy proposes to connect to the public surface water sewer south of the site, across Old Guildford Road and third party land. The receiving existing public surface water sewer is 150mm and as existing is likely to receive surface water from the nearby buildings. Consultation with Southern Water is recommended to ensure there is capacity for the surface water sewer to receive the flows from the development at this location as the surface water drainage strategy relies on this connection.</li> <li>• As the proposed surface water network crosses the highway and third party land it is recommended that Highways authority and the owners of the third party land</li> </ul>	

are consulted to obtain agreement in principle prior to determination of the planning application, as the surface water drainage strategy relies on this connection and planning approval would grant a right to connect to the sewer.

- The total site area, pre- and post- development permeable and impermeable areas have been provided. Supporting plans with calculations should be provided to support this.
- The Drainage Strategy report states that “*where attenuation is provided in a below ground system (tank storage), treatment will need to be provided by a suitably sized separator*”. Further details are required for this device and how it will provide suitable water quality treatment for the proposed development. Water Quality should be assessed using the Simple Index Approach within the SuDS Manual C753 and appropriate pollution control measures provided.
- A detailed drainage layout plan is required that references all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depth, size, SuDS dimensions, materials and depths. This should correspond with the hydraulic model outputs. Above ground storage should be considered where feasible, to provide amenity and biodiversity benefits.
- A MicroDrainage Source Control model has been provided, demonstrating a single tank with storage capacity of 94.4 m<sup>3</sup> to accommodate the design rainfall event. At this Full planning stage, detailed modelling is required during the critical 100% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events, with allowance for urban creep (10%). A Network model must be provided to model the proposed SuDS features (cellular tank and permeable paving), with the wider pipe network and outfall location to determine that the proposed drainage meets policy requirements and can drain by gravity to the receptor.
- The drainage model should be developed in a suitable software package such as MicroDrainage, InfoDrainage, or Causeway, and in line with best practice as follows:
  - FEH22 data should be used rather than FEH13 data (see advisory below).
  - As per Section 5.5.3 of the West Sussex LLFA Policy, The Coefficient for Volumetric Runoff (Cv) values should be set to 1.
- Technical drainage details must be provided at this stage or can be conditioned. This is including but not limited to, detailed sections through the permeable paving, geocellular storage tank, and flow control manhole.

**Advisory notes:**

- It is recommended that consultation is undertaken with Southern Water and Highways to determine agreement in principle of confirmation of permission to connect into the public surface water sewer.
- If the drainage network is modelled within MicroDrainage or InfoDrainage (version 2023.3 or earlier), the software does not automatically recognise the FEH22 data. The 2022 data should be inserted between the <2013> commands for the data to be recognised by and utilised within the software.

- It is also advised that in addition to planning permission the applicant may additionally require approval from Southern Water for connection to the public sewer under Section 106 of the Water Industry Act 1991. If required, the drainage strategy is reliant on this approval. Please note this will be required for both the surface water and foul water drainage strategy (due to additional flows and the new connection location).
- It should be noted by the applicant that, should the third-party landowner not be agreeable to a new sewer connection crossing their land, a sewer requisition agreement will need to be set up with Southern Water to enable the site to be drained to a surface water system.

**ANY RECOMMENDED CONDITIONS:**

More information is required before conditions are recommended.

<b>NAME:</b>	Y Riley E Edney A Johnson
<b>DEPARTMENT:</b>	Horsham District Council - Drainage
<b>DATE:</b>	26/03/2025