

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Land to the West of South Hill Farm, Storrington Road, Thakeham, RH20 3EN
<b>DESCRIPTION:</b>	Erection of 5no. detached dwellings with associated access, car ports and landscaping.
<b>REFERENCE:</b>	DC/25/0053
<b>RECOMMENDATION:</b>	More Information
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	
<p>The following information has been reviewed:</p> <ul style="list-style-type: none"> <li>• Storrington Road, Thakeham - Flood Risk Assessment and Drainage Strategy, (Judwaa Consulting Ltd, 10 March 2025, Revision 1)</li> <li>• Exceedance Flow Plan (J036, PL-SK-103, March 2025)</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 revised information provided by the applicant in support of the planning application, and have the following comments:</p> <ul style="list-style-type: none"> <li>• The Pre-Development Impermeable Area Plan (J036, PL-SK-102, March 2025) and Post-Development Impermeable Area plan (J036, PL-SK-101, March 2025) suitably demonstrate the pre- and post-development impermeable area.</li> <li>• The proposed flow rates are suitably restricted to the greenfield 1 in 1 year event up to and including the 1 in 100 year event with climate change, provided pro-rata to the post-development impermeable area. A non-return flap valve is now proposed to prevent backflow of foul water into the surface water system.</li> <li>• The drainage calculations have been suitably revised to include FEH2022 rainfall data and Coefficient for Volumetric Runoff (Cv) values of 1. The drainage calculations have been revised to demonstrate that the system does not surcharge during the 1 in 1 year event.</li> <li>• The exceedance flow routes exceeding the design event have been considered, provided in the Exceedance Flow Plan (J036, PL-SK-103, March 2025)</li> <li>• Surface water is proposed to discharge into the existing public foul water sewer. The submitted strategy demonstrates the lack of alternative options for surface water disposal, and Southern Water raised no objection on the first consultation to the method of connection. We would recommend that further assurance is sought from Southern Water as to the connection and flow rate, to prevent any issues when the S106 connection application is prepared.</li> <li>• The proposed combined water sewer discharges through third party land into the existing public foul water chamber. It is recommended to demonstrate agreement in principle with the relevant stakeholders and landowners prior to determination</li> </ul>	

of the planning application, as the surface water and foul water drainage strategy relies on this connection and, given planning approval would grant a right to connect to the sewer, the site must be demonstrated to be adequately drainable to a public asset.

- A detailed drainage layout plan should reference all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depth, size, SuDS dimensions, materials and depths.
- The Proposed Drainage Strategy Layout provided in Appendix G of the Flood Risk Assessment and Drainage Strategy shows the proposed area of permeable paving and sewer network. It is required to demonstrate that the drainage can discharge via gravity across the third party land.
- Technical drainage details of all drainage features must be provided at this stage or can be conditioned.
- There is a risk of design head being exceeded that would result in higher rates of discharge through the flow control and increase flood risk. The design head and control should be considered in the context of the exceedance strategy.
- We require the proposed tank storage to accommodate the 1 in 100 +45% climate change event. This is to ensure the system does not present a flood risk.
- The revised Proposed Drainage Strategy Layout shows trees/shrubs that are proposed directly over sewer pipes. The impact of tree roots on sewers and manholes should be taken into consideration.

Advisory Note:

- As previously advised, Southern Water require a formal application for a connection to the public foul sewer. As the strategy proposed is for a new connection for surface water into the existing foul water network, consultation with Southern Water is recommended. Approval is required from Southern Water for connection to the network, and the drainage strategy is reliant on this approval. It is illegal under Section 109 of the Water Industry Act 1991 to make a connection to the public sewer without approval.

**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