

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	The Lamb Inn, Lambs Green, Rusper, West Sussex
<b>DESCRIPTION:</b>	Construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn.
<b>REFERENCE:</b>	DC/25/0657
<b>RECOMMENDATION:</b>	More Information Required

**SUMMARY OF COMMENTS & RECOMMENDATION:**

We have reviewed the evidence provided by the applicant in support of the planning application and the following recommendations to the LPA are made:

The applicant is yet to provide the following information, and until such time as this information is received, Horsham District Council cannot determine the suitability of the proposed scheme with regards to surface water and foul drainage.

- The applicant should provide an assessment of the current and proposed drainage patterns entering, within, and leaving the site, including an understanding of how surface water would flow across the site in normal and exceedance event conditions.
- The applicant should provide a measurement of pre and post development permeable and impermeable areas with supporting catchment plans and calculations.
- The applicant has proposed that the surface water runoff from the site be discharged by soakaway and watercourse within the application form. Geology identified by online British Geological Survey records, and infiltration suitability provided in the West Sussex SFRA, for the site and surrounding area, indicates there is not potential for infiltration at this site. A suitable method of surface water disposal with supporting evidence and justification has not been provided, and the applicant should explore surface water discharge in line with the discharge hierarchy in accordance with Building Regulations Part H and as Per Sections 5.2.2 to 5.2.3 of the West Sussex LLFA Policy for the Management of Surface Water.
- The applicant should provide flow and volume rates with supporting evidence, for greenfield and brownfield sites as appropriate (see the UKSUDS.com tool): Existing runoff rates should be provided for the 100% Annual Exceedance Probability (AEP), 3.33% AEP and 1% AEP storm event and include the value of Qbar.
- The applicant should provide post development discharge rates for the 100% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events. 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.

- 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 storm event with climate change is safely contained within the site without risk to persons or property.
- The applicant should provide a detailed surface water drainage strategy, including supporting calculations, detailing outfall location, runoff rate/s as per the LLFA's SuDS Policy 3, with allowance for urban creep as appropriate, required and proposed volumes of attenuation storage, freeboard and sizing of all drainage features. 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 applicant should provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water assets. Pollution control and water quality measures should be provided in accordance with the Simple Index Approach as outlined in CIRIA C753 The SuDS Manual.
- The applicant should provide a foul water drainage strategy, with supporting flow calculations in line with Sewerage Sector Guidance and/or Building Regulations Part H, including a detailed drainage layout, showing pipe sizes, materials, gradients and outfall location.
- The applicant should provide a Maintenance and Management Plan including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.
- The applicant should provide drawings showing conveyance routes for the 1 in 100 year plus climate change event and consideration of how exceedance flows for events greater than this will be managed and mitigated on site without significantly increasing flood risk (both on site and outside the development).

The site, and plot of the proposed building, is at a 'high risk' of surface water flooding. Environment Agency Guidance dictates a Flood Risk Assessment (FRA) is required where a Flood Zone 1 site is shown to be at risk of surface water flooding or flooding from other sources. The applicant must demonstrate that the proposed residential dwellings will remain free from flooding during the design surface water flood event, the 1 in 100-year return period event with a suitable allowance for climate change.

The development falls under 'non-major' development. The National Planning Policy Framework (NPPF) (updated December 2024) identifies the requirements for a Sequential test. Strictly in accordance with the NPPF, the proposed residential development would trigger the requirement for a Sequential Test, should the council consider it appropriate for the site.

<b>MAIN COMMENTS:</b>	
As above.	
<b>ANY RECOMMENDED CONDITIONS:</b>	
n/a	
<b>NAME:</b>	A Harman L Derrick A Johnson
<b>DEPARTMENT:</b>	Horsham District Council - Drainage
<b>DATE:</b>	29/05/2025