TO:	Horsham District Council – Planning Dept
LOCATION:	Hyeswood, Guildford Road, Rudgwick, West Sussex, RH12 3BX
DESCRIPTION:	Application for the retention of pod to be used as incidental use to the main dwelling (retrospective)
REFERENCE:	DC/24/0074
RECOMMENDATION:	Advice / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

The following supporting documents have been reviewed:

- DC/24/0074 Application for Planning Permission Horsham District Council (The Planning Man, 1st August 2022, PP-12692069)
- Glamping Pod drawing (The Planning man, January 2023, ref: 732)
- DC/24/0074 Planning Notice (Horsham District Council, 23rd February 2024)
- Planning Statement for the Retrospective Application for the Retention of Glamping Pod and Annexe (The Planning man)
- Block Plans Pod (The Planning Man, January 2023, ref: 732)
- Location Plans (The Planning Man, November 2023, ref:732)

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

Recommendations

There is insufficient information provided to determine if 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.

Therefore we recommend the following information is provided by the applicant:

1) *Site drainage patterns – assessment of the current and proposed drainage patterns entering, within, and leaving site including an understanding of how surface water would flow across the site in normal and rainfall event conditions (see to* GOV.UK Long term flood risk mapping*). Confirm method of surface water disposal in line with the drainage hierarchy (Building Regulations Part H*).*
2) *Measurement of total site area, pre and post development permeable and impermeable areas with supporting catchment plans and calculations.*
3) *Provide the following flow and volume rates with supporting evidence, for both greenfield and previously developed sites (see the UKSUDS.com tool*):*

- *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 + Climate Change storm events*
- *greenfield runoff rate (Q_{BAR})*
- *water storage capacity volumes of the proposed drainage features to attenuate the 1% AEP + Climate Change storm event.*

4) *Where infiltration discharge methods are proposed, provide infiltration testing in accordance with BRE365*, at the location and depth of proposed devices. Minimum proven infiltration rates are 1x10^{-6} m/s, as per The SuDS Manual (C753)*. Any infiltration structure should have half drain down times less than 24 hours, and be constructed a minimum of 1.0m above the highest groundwater level. In Source Protection Zone 1 areas (see the* Magic Map Application*), *Environment Agency consent is required, and additional protection to ground water may be required. Where 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.*
5) *Fully designed surface water management strategy including:*

- *the aim to achieve and better greenfield runoff rates and adherence to the drainage hierarchy*
- *rationale for SuDS selected in line with the*
    - *West Sussex LLFA Policy for the Management of Surface Water (2018)**
    - *Horsham District Planning Framework (2015) – Policy 38**
    - *Industry best practice, such as The SuDS Manual (C753)*.*

6) *Evidence of measures to prevent pollution of the receiving groundwater and or/surface water*
7) *Detailed surface water drainage strategy, including supporting calculations, detailing outfall location, runoff rate/s as per the LLFA's SuDS Policy 3, required and proposed volumes of attenuation storage, freeboard and sizing of all drainage features, should be provided. 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.*
8) *If applicable, provide evidence of a third-party agreement to discharge surface water into their drainage system (e.g. Environment Agency consent if discharging to a Main River).*
9) *Maintenance and Management Plan including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.*
10) *Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change.*
11) *A foul water drainage strategy, with supporting flow calculations in line with Sewerage Sector Guidance and/or Building Regulations Part H* is to be provided, including a detailed drainage layout, showing pipe sizes, materials, gradients and outfall location. Confirmation of permission to connect to a private/public sewer, if applicable, should also be provided.*

MAIN COMMENTS:

As above, and the following:

- A location plan of the Glamping Pod should be provided by the applicant.
- The Glamping Pod should be treated as a brownfield development. In accordance with the West Sussex LLFA Policy for the Management of Surface Water, *'In all cases, including on brownfield sites, runoff 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 with climate change. An alternative approach would be for discharge rates to be limited to a range of greenfield rates, based on the 1 in 1, 1*

in 30 and 1 in 100 year storm events. However, the use of this method to restrict discharge rates requires the inclusion of online long-term storage, sized to take account of the increased post development volumes, discharging at no greater than 2l/s/ha. While discharging at no greater than 2 l/s/ha is acceptable, it is still the LLFA's preference that the former approach is used wherever possible. If it is deemed that this is not achievable, evidence must be provided and developers should still seek to achieve no increase in runoff from greenfield sites and a 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield).'	
ANY RECOMMENDED CONDITIONS: N/A.	
NAME:	A.Harman D.Burgess P.Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	08/03/2024