TO:	Horsham District Council – Planning Dept
LOCATION:	Coppice Hanger Church Hill Pulborough West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3 (Biodiversity CEMP), 5 (Ecological Enhancement Strategy) ,6 (Drainage Strategy), and 8 (Building Details) to approved application DC/21/1931
REFERENCE:	DISC/24/0087
RECOMMENDATION:	More information

SUMMARY OF COMMENTS & RECOMMENDATION:

The following supporting documents have been reviewed:

- Drainage Pack (Meridian Civil Engineering Consultancy, July 2023, revision P1, reference MC0259-COPPICE-DRAINAGE PACK)
- 'Drainage details' email FRA title (Purple Pepper Partnership Ltd, 1 - 19 August 2024)

Condition 6

Pre-Commencement Condition: *No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

This consultation response follows our previous response dated 20 May 2024. Thank you for the additional information. While this provides a step towards a suitable response, we require more information before Condition 3 can be discharged.

MAIN COMMENTS:

Thank you for providing additional information, consisting of a Drainage Pack containing an updated Drainage Layout drawing, hydraulic model calculations, groundwater monitoring report, additional soakage trial pit data, and the response email to our request for more information.

In our previous response, we requested a location plan of the Trial Pits marked with the pit numbers. The applicant has included the same diagram of the trial pit locations as previously provided in the superseded Drainage Pack. Hence, as before, it is unclear which trial pit corresponds with each 'X' on the diagram. The applicant should provide evidence of testing to BRE 365 at the location and depth of the proposed infiltration features with a marked-up plan showing the infiltration test location.

The applicant has provided updated soakaway trial pit data, with tests dated 02-03 June 2024 (Page 17, Drainage Pack). However, the subsequent calculated soakaway test results are dated 08 June 2023 (Page 20-27, Drainage Pack). The applicant should use the 2024 trial pit data to calculate the soakaway test results or alternatively, should provide the 2023 soakaway trial pit data that has been used to calculate the provided soakaway test results. However, as per our previous response, the infiltration testing

must be in accordance with BRE365. Minimum proven infiltration rates are $1x10^{-6}$ m/s, as per The SuDS Manual (C753).

Furthermore, the trial pit images provided with the June 2024 results are the same as the images provided in the superseded Drainage Pack for tests dated 02 June 2023. The applicant should update the Drainage Pack with the correct 2024 images or remove the superseded 2023 images as the information is unclear as currently presented. The surface water drainage strategy soakaway has been designed using the 2023 infiltration rates. In addition, side and base infiltration rates are provided.

Design consideration should be given to reduce fines ingress resulting in siltation build up on the base by; adequate guarding (screening) at the inlet, and appropriate geotextile filter material wrapping around the entire soakaway.

Table 25.2 of the SuDS Manual provides appropriate factors of safety to apply in infiltration rates for infiltration device design. Devices below access or upstream residential dwellings need to consider failure as a major inconvenience with appropriate factor of safety The factor of safety used in the hydraulic calculations is 2 for the soakaways and permeable paving, this must be adjusted in line with the SuDS Manual due to the risk posed on failure.

The applicant has updated the Causeway hydraulic model to include infiltration through the sides of the soakaways as requested. However, the Drainage Layout drawing labels Soakaway A-D with the side and base infiltration rate. It is advised the Drainage Layout drawing is updated to show the side rate only.

The Drainage Layout shows the permeable paving sub-base depth is 0.400m. In the Causeway calculations the total depth of the car park structure is 0.500m, however the node depth for the car park is 0.550m. In the design event the water level reaches a depth of 0.505m. The depth of the permeable paving must be confirmed, and the plans amended if required.

The Groundwater Monitoring Report in the updated Drainage Pack demonstrates that 1m between the base of the proposed infiltration features and the groundwater level can be provided. The test was undertaken on 11 and 12 June 2024, and it states that there was no rain within 48hrs of the test. The SFRA Areas Susceptible to Groundwater Flooding mapping shows the site lies within an area at >50% <75% susceptibility. Groundwater levels at a proposed infiltration device location are required to be proven and monitored as per Section 5.2.3 of the LLFA Policy, whereby any infiltration drainage design must include adequate winter groundwater monitoring data in areas of known groundwater issues, to determine the highest winter groundwater table.

We previously requested the applicant provide confirmation of permission to connect to the public foul sewer. The applicant has stated this is being taken care of, however evidence of confirmation of permission to connect must be provided.

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Y Riley S Odigie P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	03/08/2024