TO:	Horsham District Council – Planning Dept
LOCATION:	Glenard Farm Henfield Road Albourne West Sussex BN6 9JJ
DESCRIPTION:	Erection of a covered horse exercise area.
REFERENCE:	DC/24/1487
RECOMMENDATION:	More information required

SUMMARY OF COMMENTS & RECOMMENDATION:

The following supporting documents have been reviewed:

- Proposed Covered Horse Exercise Area Plan (Charles Britton, 24/06/2024, Reference: TQRQM24176125717810 / 16395
- Response to queries raised in Consultation Process (Reference: 16395 (Support/Rev.1))

The 'Response to queries raised in Consultation Process' document states that surface water will be collected in an attenuation tank, then directed to a 'leaky pipe network and eventually infiltrate into the ground. However, a Surface Water Drainage Strategy has not been provided. The provided, 'Response to queries raised in Consultation Process' is not sufficient.

We have reviewed the evidence provided by the applicant in support of the planning application. The proposals will result in an increase in impermeable area and **therefore more information is required** due to the absence of an acceptable drainage strategy and additional information relating to:

- Whether the site drainage meets the requirements of the NPPF, 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

MAIN COMMENTS:

The applicant must provide the following information

- According to the Proposed Covered Horse Exercise Area Plan, the total site area is 60m x 30m = 1800 m^2, i.e. 0.18ha. According to the Application Form, the total site area is 0.19ha.
  The total site area must be clarified. Confirmation of the post-development impermeable area must also be provided.

- The development proposals state that surface water would be infiltrating into the ground. However, if infiltration is proven to be unviable, then an alternative method of surface water disposal must be provided.

  In that case, the following flow rates and volumes must be provided:
  - 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 (QBAR)
- water storage capacity volumes of the proposed drainage features to attenuate the 1% AEP + Climate Change storm event

- As infiltration discharge methods are proposed, the applicant must 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. Where infiltration testing has not been undertaken, an infiltration assessment, supported by a desk-based assessment of soil types, geology and suitability for infiltration potential must be provided (See the Horsham District Council Local Plan evidence base*), together with an alternative option for surface water disposal.

- The applicant must provide a 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)*

- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and or/surface water. If the area is likely to receive horse waste, then a strategy for protection of the underlying aquifer must be provided, as liquid horse waste contains a high level of ammonia and discharge to ground must be compliant with the requirements of the Environment Agency.

- 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, required and proposed volumes of attenuation storage, freeboard and sizing of all drainage features, must be provided.

  A plan of the proposed drainage network, including a detailed cross/long section and sufficient information to demonstrate the hydraulic function of the leaky pipe network, should be provided to ensure that the proposed system is technically sound and identify if the system is interacting with the groundwater table.

  If the overflows to soakaways are to be used, then detail must be provided of this system sufficient to allow a technical review for both hydraulic function and water quality.

- As the development proposals suggest that surface water would infiltrate into the ground, then a third-party agreement to discharge surface water into their drainage system (e.g. Environment Agency consent if discharging to a Main River) is not required.

However, if infiltration methods are proven to be unviable and an alternative surface water disposal method is then suggested, a third-party agreement to discharge surface water into their drainage system may be required and must be provided. • Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change must be provided.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	C Bakopoulou E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	15/04/2025