PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/23/2278

Former Arun Feedmills, Sincox Lane, Shipley, West Sussex

Erection of 8no. dwellings, with associated parking, drainage, and hard and soft landscaping

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RESOLVED:

At its meeting on 09 April 2024, Planning Committee North resolved to delegate approval of the application to the Development Manager following agreement to a drainage condition.

The Applicant has agreed to the following Pre-Commencement Condition:

3 ***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 scheme.*

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).

A consultation response from the Council's Drainage Engineer was received which raised the requirement for additional information. This will be attached as an informative as follows:

NOTE TO APPLICANT
The Applicant is advised that the following information be included as part of any application for the Approval of Details Reserved by Condition:

Surface Water Drainage

- Site drainage patterns – assessment of the current 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). It is evident from the OS mapping and topographical survey that an existing ditch bisects the site, however there are no details of how the existing flows are managed or diverted through the site.

- Provide the following flow and volume rates with supporting evidence (based on FEH rather than IH124 and FSR):
    - Existing runoff rates for the 100% Annual Exceedance Probability (AEP), 3.33% AEP and 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 flow rate (QBAR)
    - Water storage capacity volumes of the proposed attenuation basin to understand its capacity to attenuate the 1% AEP + climate change storm event.
    - Updated drainage strategy drawing to identify size and location of the attenuation basin, which is currently shown as a geocellular storage feature.

- Fully designed surface water management strategy including the rationale for SuDS selected in line with the:
    - Building Regulations (Part H)
    - 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).

- 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, should be provided. A detailed drainage layout plan should reference all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depths, size, SuDS dimensions, materials and depths.

- Evidence of a third-party agreement for discharging to an ordinary watercourse. In addition to confirmation of ownership of the land between the application site and discharge location.

- Maintenance access, frequency, responsibility, and manuals provided in a Management Plan for proprietry systems and SuDS devices.

- Evidence of measures to prevent pollution of the receiving ordinary watercourse.

- Drawings showing conveyance routes for flows exceeding the 1% AEP+ climate change storm event.

<u>Foul Water Drainage</u>

- 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 discharge to the watercourse, should also be provided.

- Consultation should be undertaken with the Environment Agency to gain the necessary permits for the discharge of treated effluent to the watercourse.

Case Officer: TADA	**Date:** 15.04.2024
Authorising Officer: RHERMITAGE	**Date:** 16.04.2024