TO:	Horsham District Council – Planning Dept
LOCATION:	Morelands Barn, Naldretts Lane, Rudgwick, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3 and 14 to approved application DC/21/2842
REFERENCE:	DISC/25/0178
RECOMMENDATION:	Not Satisfied

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the below evidence provided by the applicant in support of the application for discharge of Condition:

- Engineering Layout (Considine Civil and Structural Engineers, ref: 6363-CON-00-00-DR-C-1500, Rev P01, dated 06/01/2025).
- Drainage Appraisal Technical Note (Considine Civil and Structural Engineers, ref: 6363-CON-XX-XX-RP-C-0002-S2-P01, dated 06/01/2025).
- Drainage Layout (Considine Civil and Structural Engineers, ref: 6363-CON-00-00-DR-C-150, Rev P01, dated 06/01/2025).
- Drainage Modelling Calculations (Considine Civil and Structural Engineers, 6363, rev P01, dated January 2025).
- Drainage Operations and Maintenance Manual (Considine Civil and Structural Engineers, 6363-CON-XX-XX-RP-C-0001-S2-P01, dated 06/12/2025)
- Drainage Details Sheet 2 of 2 (Considine Civil and Structural Engineers, ref: 6363-CON-00-00-DR-C-1531, Rev P01, dated 06/01/2025)

The following recommendations are made to the Local Planning Authority.

Condition 3

We are **not satisfied** with the information provided to date. Until such time as the applicant provides the following, we do not recommend the discharge of Condition 3.

- The applicant has indicated that a pump will be utilised to discharge surface to the offsite drainage ditch (outfall/ditch inverts have not been surveyed). Pumping directly into the watercourse without a break chamber and gravity outfall via headwall or appropriate outlet will not be permitted in the Ordinary Watercourse Consent. The receiving ditch should be surveyed accurately to determine the design for a gravity system into the watercourse. The outfall route for the surface water should identify any tree root protection zones and mitigate appropriately.

- The applicant should provide drawings showing flow routes in the event of surface water pump failure and consider how flows will be managed and mitigated on site without significantly increasing flood risk (both on site and outside the development).

- 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. Greenfield runoff rates should be calculated for the positively drained/impermeable area only.

- 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. The applicant has specified a discharge rate of 2l/s for all rainfall events up to and including the 1% AEP +climate change event.

  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 discharge of Condition to ensure a viable connection can be made to a receiving watercourse or surface water sewer.

- The proposed surface water network crosses 3rd party private land. Whilst the applicant has acknowledged that 3rd party landowner consent will be required, as a minimum, an agreement in principle should be evidenced for both the proposed construction of the infrastructure and continued access for maintenance.

- The proposed road surface levels in the east of the site are at a higher elevation than the adjacent building. In an exceedance event, surface water may therefore be directed towards this building. Finished floor levels or road levels will need to be refined to ensure exceedance flows do not increase flood risk in the site, and/or further detail specified at entry points such as channel drains to manage residual risk of surface water ingress during extreme rainfall events.

- The applicant has indicated that site infiltration testing has been completed. The results of this testing should be provided to confirm whether infiltration is viable and whether a drainage mound is required for the discharge of treated foul effluent. If infiltration is not proven suitable, an alternative method of foul water disposal will need to be sought.

- The applicant should provide supporting calculations for the design of the drainage field, including evidence of how the Vp value was obtained from infiltration results and calculation of drainage field size based on the foul water loading for the site. The drainage field/mound should be located at least 15m from any building and a 2m separation provided between parallel trenches. All other relevant design information should be provided to confirm the drainage field has been designed in accordance with BS 6297:2007.

<u>Condition 14</u>

Condition 14 lies outside the scope of drainage and flood risk and is therefore not considered.

MAIN COMMENTS:

As above.

In addition to the Discharge of Condition 3, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority, to consent to any works adjacent to or within an ordinary watercourse.

In addition to the discharge of Condition 3, the applicant may additionally require an Environmental Permit from the Environment Agency, to consent to the proposed discharge of treated foul effluent to the drainage field from the Package Treatment Plant. The

applicant should consider the requirement for a permit using the General Binding Rules Small Sewage Discharge to the Ground. The applicant may wish to appoint a site maintenance company to carry out the required maintenance activities of both the surface water and foul network.	
ANY RECOMMENDED CONDITIONS: n/a	
NAME:	A Harman E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	02/07/2025