TO:	Horsham District Council – Planning Dept
LOCATION:	The Barn Capel Road Rusper West Sussex
DESCRIPTION:	Change of use of existing agricultural storage building to 1No residential dwelling and regularisation of the Deemed Consent (DC/14/0882).
REFERENCE:	DC/23/1818
RECOMMENDATION:	Request for more information

SUMMARY OF COMMENTS & RECOMMENDATION:

The following supporting documents have been reviewed:

- Technical Note 1: Water Neutrality Statement
- Application for Planning Permission

We **recommend a request for more information** for this planning application due to the absence of an acceptable drainage strategy and information relating to:

- 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

The following additional information and clarifications outlined below are requested:

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, 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, 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. Water Authority consent if discharging to a Sewer).*
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.*

Comments on Drainage

Neither a Surface water Drainage Strategy or a Foul water Drainage Strategy have been provided.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	S. Odigie A. Soderberg P. Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	03/05/2024