TO:	Horsham District Council – Planning Dept
LOCATION:	Greenacres Farm West Chiltington Lane Billingshurst West Sussex
DESCRIPTION:	Change of use for 2No. gypsy residential units along with day room, full drainage, car parking, 2m high bund and soft and hard landscaping.
REFERENCE:	DC/24/1290
RECOMMENDATION:	More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

The following information has been reviewed:

- Proposed Block Plan (Downsview Associates Chartered Surveyors, 2023.397a.03, August 2024)
- Existing Location Plan (Downsview Associates Chartered Surveyors, 2023.397a.01, August 2024)
- Planning Statement (MME Planning Services, P-011b, August 2024)
- Proposed Materials and Drainage Solution (Downsview Associates Chartered Surveyors, 2023.397a.05, August 2024)

We have reviewed the evidence provided by the applicant in support of the planning application. Due to insufficient detail, we require more information to support the proposals to determine that 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.

MAIN COMMENTS:

We have reviewed the evidence provided by the applicant in support of the planning application and the following recommendations to the LPA are made:

- The applicant has proposed that the surface water runoff from the site be discharged by infiltration to ground. Geology as identified by the online British Geological Survey records, and infiltration suitability as provided in the West Sussex SFRA for the site and surrounding area, indicate there is limited potential for infiltration at this site. As infiltration has been proposed as a method of surface water disposal, infiltration testing, undertaken in the winter period at the location and depth of the proposed structures, in accordance with BRE Digest 365, CIRIA R156 or another approved method, should be provided via on site testing to support the design. Tests should be undertaken during winter / early spring when ground water levels are typically highest.

- The applicant should provide an assessment of the current and proposed drainage patterns entering, within, and leaving the site, including an understanding of how surface water would flow across the site in normal and rainfall event conditions.

- The applicant should provide a measurement of pre and post development permeable and impermeable areas with supporting catchment plans and calculations.

- The applicant should provide a detailed surface water drainage strategy, including supporting calculations, as per the LLFA's SuDS Policy 3. A detailed drainage layout plan should reference all assets showing characteristics such as; pipe sizes and

materials, gradients, and manhole type, depth, size, SuDS/soakaway dimensions, materials and depths.

- The applicant should provide a detailed surface water drainage strategy, including: 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 and Industry best practice, such as The SuDS Manual (C753).

- The applicant should provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water assets. Pollution control and water quality measures should be provided in accordance with the Simple Index Approach as outlined in CIRIA C753 The SuDS Manual.

- The applicant should provide a Maintenance and Management Plan including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.

- The applicant should provide drawings showing conveyance routes for the 1 in 100 year plus climate change event and consideration of how exceedance flows for events greater than this will be managed and mitigated on site without significantly increasing flood risk (both on site and outside the development).

- If infiltration is not proposed, the applicant should provide flow and volume rates with supporting evidence, for greenfield 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.
    - The applicant should also provide post development discharge rates for the 100% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events.

- The runoff from the proposed development, where infiltration is not possible, 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. 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 determination of the planning application to ensure a viable connection can be made to a receiving watercourse or surface water sewer.

- Attenuation should be provided on site to ensure that:
    - The 100% AEP storm event does not generate excessive surcharging in the drainage system.
    - The 3.33% AEP storm event is safely contained underground with no flooding.
    - The 1% AEP storm event with climate change is safely contained within the site without risk to persons or property.

- The applicant should provide a foul water drainage strategy, with supporting flow calculations in line with Sewerage Sector Guidance and/or Building Regulations Part H, including a detailed drainage layout, showing pipe sizes, materials, gradients and outfall location.

- It should be noted that any proposed foul water system should be in line with current legislation and best practice for the management of domestic waste, with any method for disposal justified and appropriate permits sought.

Further evidence in addition to that requested above may be required once the additional information is submitted.

ANY RECOMMENDED CONDITIONS: Conditions are not recommended at this stage. The applicant is yet to provide the required information, and until such time as this information is received, we cannot determine the suitability of the proposed scheme with regards to surface water and foul drainage.

NAME:	Y Riley L Derrick A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	10/04/2025