Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/23/0230

Land at Sumners Ponds, Chapel Road, Barns Green, West Sussex

DESCRIPTION:
Approval of details reserved by condition 10 and 11 to approved application DC/21/2697

RELEVANT PLANNING HISTORY:

DC/21/2697	Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.	Application Permitted on 06.10.2023

PLANNING ASSESSMENT
Planning Application DC/21/2697 was granted consent on 06.10.2023. This permission was for the following:

'Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.'

Consent is sought to discharge the details reserved by conditions 10 & 11.

Condition 10: Foul and Surface Water Drainage

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).

Condition 11: Sustainable Surface Water Drainage

Pre-Commencement Condition: No development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

The WSCC LLFA were consulted and originally raised an objection on the grounds that the submitted information eroded the benefits and principles of the original Outline application and was not therefore in accordance with the NPPF and supporting practice guidance.

Additional information was subsequently submitted by the Applicants within the 'Drainage Maintenance and Management Plan' (by Odyssey - February 2024) and related plans to address the following points as required by WSCC that requested the following:

1. Source Control above ground SuDs features to be incorporated back into the sustainable drainage design.
2. Detailed Hydraulic modelling of the WHOLE SITE proposed discharge networks and the downstream capacities. It is not acceptable to discharge surface water at an uncontrolled rate increasing both the discharge volumes and rates downstream which is not in accordance with Policy. The submitted modelling of the downstream network is not in enough detail or utilising industry standard modelling software. ReFEH will need to be utilised and a detailed modelling report with model will need to be submitted for review in the first instance which established the baseline as well as the future changes.
3. FEH2022 network drainage calculations for the proposed development surface water should be provided for the following return periods:

- *50% AEP event, demonstrating that the network does not surcharge for this event.*
- *3.33% AEP event plus climate change, demonstrating that there is no flooding outside of the drainage network which is designed to hold water.*
- *1% AEP event plus climate change, demonstrating that no flooding leaves the application boundary and that there is no flooding of any part of a building, utility plant susceptible to water (e.g. pumping station or substation) within the development boundary. Any above ground flooding (extent and depth) must be shown on a drawing with proposed external ground levels and proposed finished floor levels of buildings and should be designed to be held in the least vulnerable areas of the site e.g. open space.*

4. A water quality assessment should be provided, in accordance with the simple index approach from the CIRIA SuDS Manual.
5. The Drainage Strategy indicates the maintenance requirements for the proposed system; however, we do not agree with the changes proposed to the design principles. The document also needs to be a useable document for future residents and requires site specific plans to be submitted.

WSCC LLFA have confirmed that they have reviewed the updated information as submitted and have advised that the details submitted in relation to the discharge of Conditions 10 and 11 are considered to be satisfactory and can be discharged.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/23/0230
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	S38 Road Drainage Summary	NONE	05.02.2024
Supporting Docs	SW Northern System Summary	NONE	05.02.2024
Supporting Docs	SW Southern System Summary	NONE	05.02.2024
Plans	Section 38 Drainage	23-020-054	25.10.2023
Plans	Drainage Layout - Sheet 1	23-020-201 REV C	05.02.2024
Plans	Drainage Layout - Sheet 2	23-020-202 REV A	05.02.2024
Supporting Docs	Manhole Schedules	23-020-203 REV C	05.02.2024
Plans	Surface Water Model Catchments	23-020-205 REV B	05.02.2024
Plans	Exceedance Routes Layout	23-020-210 REV B	05.02.2024
Plans	External Works Layout	23-020-301 REV C	05.02.2024
Plans	Drainage Construction Details - Sheet 1	23-020-501	05.02.2024
Plans	Drainage Construction Details - Sheet 2	23-020-502 REV A	05.02.2024
Plans	Drainage Contruction Details - Sheet 3	23-020-503 REV B	05.02.2024
Plans	HIGHWAY CONSTRUCTION DETAILS	23-020-505 REV C	05.02.2024
Supporting Docs	Flood Risk Management (by Odyssey - dated 2 Feb 2024)	AK/ak24026/23-020	05.02.2024

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Drainage Strategy Tech Note - Part 1	NONE	25.10.2023
Supporting Statement	Drainage Strategy Tech Note - Part 2	NONE	25.10.2023

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 24/04/2024

Authorising Officer sign/initial Adrian Smith Date: 25/04/2024