Surface Water Drainage Statement
Discharge of Condition 3 relating to DC/22/1915

Cattlestone Farm
Harbolets Road
West Chiltington

On Behalf of
Mr Alan Dougharty

Prepared by
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1. INTRODUCTION

1.1 This statement has been prepared in support of a discharge of condition application for the Change of use of land to allow for the siting of 2no. shepherds huts to be used as holiday lets, associated ecological enhancements, and creation of new ponds at Cattlestone Farm, Harbolets Road, West Chiltington:

1.2 The application relates to condition 3 of planning reference DC/22/1915, which was issued by Horsham District Council on 26/05/2023. The condition reads:

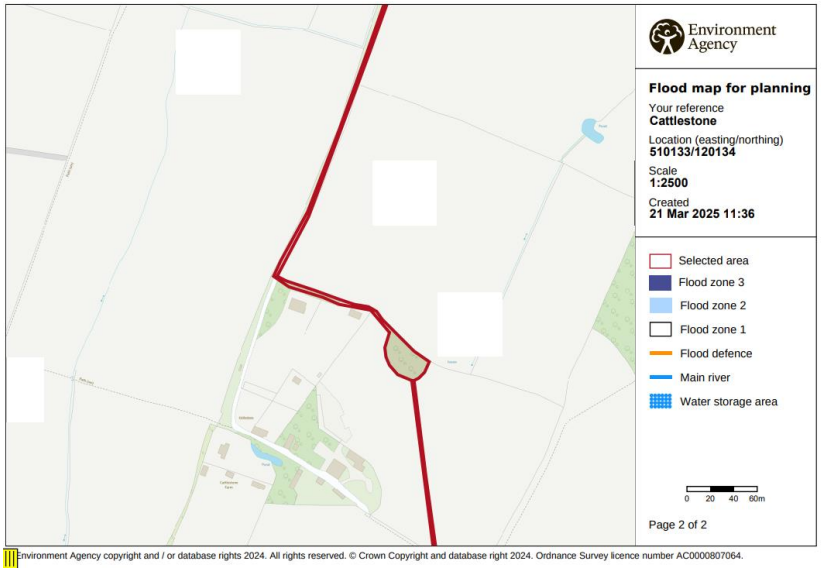
> **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved 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).

1.3 The following information demonstrates a drainage strategy that details the proposed means of foul and surface water disposal at the site.

2. BACKGROUND

2.1 The site is covered entirely by Flood Zone 1, as shown in Figure 1 below, which means there is a low probability (less than 1 in 1,000 annual probability) of flooding from nearby watercourses.

Figure 1 - *Extract from the Flood Map for Planning Map (Source: Environment Agency)*



2.2 The National Planning Practice Guidance chapter on Flood Risk and Coastal Change defines the flood risk vulnerability classification of sites used for holiday or short-let caravans and camping outside as a 'more vulnerable' use. Table 2 of the PPG is shown below:

Flood Risk Vulnerability Classification (Table 2 of PPG chapter on Flood Risk)

Essential infrastructure • Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. • Wind turbines.
Highly vulnerable • Police stations, ambulance stations and fire stations and command centres and telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use[3]. • Installations requiring hazardous substances consent[4]. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as "essential infrastructure")[5].

More vulnerable • Hospitals. • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. • Non–residential uses for health services, nurseries and educational establishments. • Landfill and sites used for waste management facilities for hazardous waste[6]. • Sites used for holiday or short-let caravans and camping, *subject to a specific warning and evacuation plan.*[7]
Less vulnerable • Police, ambulance and fire stations which are *not* required to be operational during flooding. • Buildings used for shops, financial, professional and other services,

2.3 Table 3 of the PPG confirms that 'more vulnerable' uses are appropriate in Flood Zones 1, 2 and 3a.

Table 3: Flood risk vulnerability and flood zone 'compatibility'

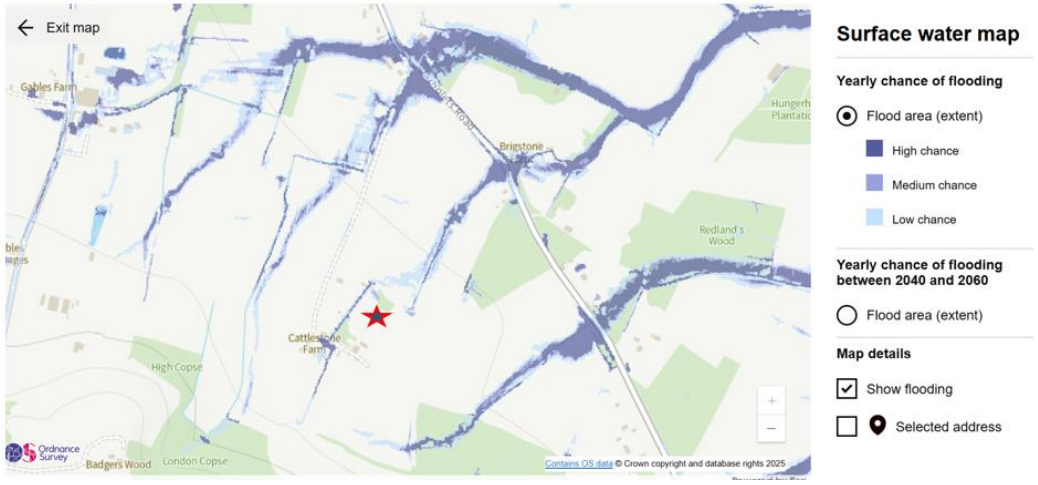
Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	×	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	×	×	×

Key: ✓ Development is appropriate.
× Development should not be permitted.

3. SURFACE WATER

3.1 The below surface water flood risk map extract highlights the location of the application site and confirms that it does not lie within an area risk of surface water flooding.

Figure 3 – Extract from long term flood risk map (https://check-long-term-flood-risk.service.gov.uk/map?easting=510049&northing=119985&map=SurfaceWater)



3.2 The shepherds huts do not, by their nature, feature drainpipes or gutters. Rainwater is expected to filter from the roof to the ground (comprised of grass walkways with central area of self-seeded maple) where it is absorbed. The nature of the surrounding land means that surface water drains freely. The site does not experience surface water flooding.

5. FOUL WATER TREATMENT

5.1 The strategy includes the provision of a foul water treatment plant (appendix 1) with sufficient capacity for both shepherds huts. Foul water will connect from the shepherds huts to this treatment plant via sewage pipes to the north-east. A drawing (Proposed Foul Drainage Plan) is enclosed which provides the technical information. The pipework will run below ground outside of the root protection area of any trees

Appendix 1 – Sewage Treatment Plant

