TO:	Horsham District Council – Planning Dept
LOCATION:	Stakers Gill Stud Stakers Lane Southwater Horsham
DESCRIPTION:	Approval of details reserved by conditions 3 and 4 to approved application DC/21/1230
REFERENCE:	DISC/24/0068
RECOMMENDATION:	Condition 3 **not satisfied**, more information required.

SUMMARY OF COMMENTS & RECOMMENDATION:

The following supporting information has been reviewed:

- Covering Letter (White & Sons, 2 April 2024)
- Site for log cabin (Graham Askew, 26 September 2023, 2023/13/1)
- Foundation plan & ground floor plan (Graham Askew, 26 September 2023, 2023/13/2)
- Block plan (No author, amended 22 March 2022, 19-12-01/12)

Condition 3: *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: This matter is fundamental to ensure that the development is properly drained and complies with Policy 38 of the Horsham District Planning Framework (2015).

Recommendation to the LPA:
After reviewing the applicant's supporting evidence, we find that **insufficient information has been 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 applicant has not provided sufficient information to discharge Condition 3 for foul and surface water drainage. The following information should be provided prior to the review to discharge Condition 3:

- The Covering Letter and Site for Log Cabin drawing shows surface water drainage via a pipe network discharging to an existing open culvert on the north-west boundary. The minimum required scope for a Drainage Strategy is outlined in Section 4.5 of the LLFA Policy and includes, but is not limited to:
    - An assessment of current and proposed drainage patterns entering, within, and leaving the site, including surface water flow during normal and rainfall events (refer to GOV.UK Long Term Flood Risk Mapping).
    - Measurement of pre- and post-development permeable and impermeable areas with supporting catchment plans and calculations.
    - Proposed discharge destination adhering to the drainage hierarchy.
    - Clearly identified existing and proposed outfall locations.

- Infiltration testing to BRE DG 365 if discharge via infiltration is proposed, and design compliance with Sections 5.2.2 to 5.2.3 of the LLFA Policy.
- Flow and volume runoff rates with supporting evidence for (see the UKSUDS.com tool):
  - Existing site during the critical 3.33% (AEP) and 1% AEP storm event
  - Post development site during the critical 100% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events, with allowance for urban creep as per Section 5.6.4. of the LLFA Policy
- Evidence the proposed drainage system can contain the critical flow and volume capacity of the; 3.33% AEP event in the drainage system, and the 1% AEP + Climate Change event onsite.
- Calculations of proposed outfall flows, limited to the greenfield 100% AEP runoff rate up to the 1% AEP + Climate Change storm events, or alternatives as per Section 5.4.4 of the LLFA Policy.
- Current and proposed exceedance conveyance route drawings, showing management and mitigation of events exceeding the 100% AEP + Climate Change event without significantly increasing flood risk (refer to GOV.UK Long Term Flood Risk Mapping).
- Consents from authorities for land drainage or discharge, and any third-party agreements for access, drainage works, or discharges.

- SuDS rationale in line with the LLFA Policy and:
  - Horsham District Planning Framework (2015) – Policy 38.
  - Industry best practice, such as The SuDS Manual (C753).

- The applicant has indicated that surface water runoff produced by the proposed roof, will discharge to the rainwater harvesting (RWH) system. This system has been designed solely as a RWH and therefore further evidence is required which will show the system is designed for regular (daily demand) water supply purposes, and additional capacity to provide the necessary stormwater attenuation. For RWH design refer to BS EN 16941-1 2018 On-site non-potable water systems, and Chapter 11 of The SuDS Manual to demonstrate additional stormwater attenuation compliance.

- Evidence of measures to prevent pollution of receiving surface water and/or groundwater.

- Detailed drainage layout plan referencing all assets, detailing outfall location, runoff rates as per the LLFA's SuDS Policy 3 (with urban creep allowance), proposed volumes of attenuation storage, finished floor levels, freeboard to structures, pipe sizes, materials, gradients, and access chamber specifications, SuDS dimensions, materials, invert, and depths. This includes the RWH if used as part of the drainage system.

- Maintenance and Management Plan, including access requirements, maintenance frequency and responsibility, and proprietary device manuals for all drainage features and SuDS devices. Responsibilities for shared SuDS features should be clearly identified.

- The Covering Letter and Site for Log Cabin drawing shows foul drainage via an existing sewage treatment plant (6 person Biodisc) off-site. The foul drainage proposed outfall destination must be prioritised as per the hierarchy of foul drainage

(requirement H1 of the Building Regulations 2010). In the first instance this is into the existing public foul sewer network if available. 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.
- Confirmation of an approved environmental permit for foul discharges, or evidence showing the treatment plant is exempt

ANY RECOMMENDED CONDITIONS: No additional condition recommended.	
NAME:	Y Riley S Odigie P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	12/07/2024