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| **TO:** | Horsham District Council – Planning Dept |
| **LOCATION:** | Woodmans Farm, London Road, Ashington, West Sussex |
| **DESCRIPTION:** | Application for Approval of Details Reserved by Condition 2,3,4,5,6,7,8,9,10,11,12,13 and 14 to approved application DC/22/0695 |
| **REFERENCE:** | DISC/24/0204 |
| **RECOMMENDATION:** | Not satisfied |

**SUMMARY OF COMMENTS & RECOMMENDATION:**

We have reviewed the evidence provided by the applicant in support of details reserved by Conditions 2,3,4,5,6,7,8,9,10,11,12,13 and 14 to approved application DC/22/0695 and the following **recommendations** to the LPA are made:

**Condition 2**

We are **not satisfied** with the information provided and therefore **more information is required** to discharge the condition.

The applicant must confirm proposed access track widening and the addition of six new car parking spaces will be constructed from permeable material. We recommend the use of permeable material, to demonstrate the proposed development will not result in an increased area of impermeable land use requiring drainage.

We still recommend the applicant provides the following information, for the existing drainage system, to ensure compliance with the West Sussex LLFA Policy for the Management of Surface Water Drainage (2018), Building Regulations Part H and Sewage Sector Guidance.

Southern Water have indicated '*The Environment Agency should be consulted directly by the applicant regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation'.*

The applicant will need to consult with and provide evidence from the EA that they are satisfied the proposal meets regulation in accordance with guidance General binding rules: small sewage discharge to the ground - GOV.UK (www.gov.uk)

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, for all existing and proposed (if relevant) infrastructure, including:

- A detailed drainage layout, showing pipe sizes, materials, gradients, and outfall (septic tank) 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.

To ensure compliance with the West Sussex LLFA Policy for the Management of Surface Water Drainage (2018), the minimum required scope for an applicant's Drainage Strategy is tabulated in Section 4.5 of the LLFA Policy. This includes but is not limited to the following:

- A measurement of post-development permeable and impermeable area (only required if proposed access drive and parking surfacing is impermeable)
- Existing soakaway location.
- Any third-party agreement as a result of access, drainage works or discharges, if required, for discharge to the existing soakaway located outside of the site boundary.
- Consideration of how exceedance flows for events greater than the 1 in 100 year + 45% climate change event, will be managed and mitigated on site without increasing flood risks (both on site and outside the development) is requested and conveyance routes for flows exceeding this event should be provided on a plan.

Further guidance contained within LLFA policy advises the applicant additionally provide the following;

- Site drainage patterns –include an understanding of how surface water would flow across the site in normal and exceedance event conditions (see to GOV.UK Long term flood risk mapping).
- Evidence of measures to prevent pollution of the receiving groundwater.
- The applicant should provide evidence of current maintenance activities carried out on the existing surface water drainage network (including soakaway). Evidence of an agreement that maintenance is in place over the lifetime of the development; and/or evidence that the existing SuDS will be adopted by a third party. This should include provision of a programme of future maintenance activities.

**Conditions 3,4,5,6,7,8,9,10,11,12,13 and 14**
Discharge of Conditions 3,4,5,6,7,8,9,10,11,12,13 and 14 were not reviewed, as not in the scope of surface water and foul drainage.

**MAIN COMMENTS:**
As above

**ANY RECOMMENDED CONDITIONS:**
N/A

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| **NAME:** | A Harman<br>L Derrick<br>P Mennell |
| **DEPARTMENT:** | Horsham District Council - Drainage |
| **DATE:** | 06/09/2024 |