TO:	Horsham District Council – Planning Dept
LOCATION:	Rosewood Barn, Two Mile Ash Road, Barns Green, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3, 4, 5, 6, 7 and 8 to approved application DC/21/2323
REFERENCE:	DISC/24/0103
RECOMMENDATION:	Not Satisfied

SUMMARY OF COMMENTS & RECOMMENDATION:

Horsham District Council previously provided a drainage consultation response to this application on the 08/10/2024, advising a 'not satisfied' position, in relation to the discharge of Condition 3.

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

Whilst some of the previous shortfalls in information have been addressed, the applicant is required to evidence the below.

To ensure compliance with the West Sussex LLFA Policy for the Management of Surface Water Drainage (2018), the minimum required scope of an applicant's Drainage Strategy is tabulated in Section 4.5. To ensure compliance with this minimum scope, the following must be addressed;

- Greenfield runoff rates have been calculated for an area of 0.09ha, however the proposed impermeable area is specified as 0.012ha. Greenfield runoff rate calculations should be refined to the 0.012ha barn roof area and should be calculated using FEH rainfall data, not FSR rainfall data.
- The applicant should justify why 1l/s has been deemed the minimum achievable discharge rate. As per Section 5.4.4 of the LLFA Policy
    - The applicant must provide justification as to why discharge is not set to be restricted to greenfield rate. If sufficient justification is provided, the applicant will be required to subsequently evidence brownfield runoff rate calculations as per Section 24.5 of the CIRIA SuDS Manual (C753), to evidence a minimum 50% betterment on existing runoff rate.
    - Alternatively, the applicant should evidence calculations of proposed outfall flows, limited to the greenfield 100% Annual Exceedance Probability (AEP) runoff rate up to the 1% AEP + Climate Change storm events, or alternatives. Whilst updating the existing surface water model (if applicable), the applicant should change the rainfall data used, from FSR to FEH.
- The drainage note and drainage strategy drawing indicate discharge will be restricted to 1l/s, whereas the Causeway model indicates discharge will be restricted by an orifice to 1.1l/s. There should be no discrepancies on the proposed outflow rate in the application submittals.

Additionally, to ensure compliance with Building Regulations (Part H);

- The surface water pipes connecting Node S1 with S2 and connecting Node S3 with S5 are proposed at a slope of 1:102.1 and 1:142 respectively. In accordance with Building Regulations Part H, 100mm diameter surface water pipes should be designed with a minimum slope of 1:100. Invert levels of S1 and/or S2 are therefore required to be refined. The invert level of Node S5 should be defined now, in order to confirm pipe gradients between Node S3 and S5 are ≤1:100.

Discharge of Conditions 4,5,6,7 and 8 were not reviewed, as not in the scope of surface water and foul drainage.

MAIN COMMENTS:

As above

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	A Harman E Edney P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	23/10/2024