DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0140
Woodhouse Farm , New Road, Billingshurst, West Sussex, RH14 9DS

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/23/1188

RELEVANT PLANNING HISTORY:

DC/23/1188	Erection of 1no. rural worker's dwelling	Application Permitted on 22.09.2023

PLANNING ASSESSMENT
Planning Application DC/23/1188 was granted consent on 22/09/2023. This permission was for the following:

Erection of 1no. rural worker's dwelling

Consent is sought to discharge the details reserved by condition 3.

Condition 3:
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).

The Council's drainage engineer has reviewed the submitted details and initially sought additional clarification on a number of issues, including, but not limited to, a full detailed design of the watercourse outfall, additional SUDS detailed drawings, catchment analysis of the areas of the site draining onto the proposed pond / raingarden, modelling of the stormwater calculations, volumetric calculations for the storm water attenuation tank.

Following this request, amendments have been received (26.07.2024) which have subsequently been reviewed by the Council's drainage engineer. Following review, it is acknowledged that a number of elements previously requested have now been addressed, but there still remains a request for amendments and additional details. In particular: -

- Revised Greenfield runoff rates pro-rata to the contributing impermeable area (area / runoff rate should be re-calculated to 0.029 l/s rather than the given 1 l/s)
- Given the area is shown to have a low SUDS infiltration potential based on the HDC SUDS suitability map in the SFRA Evidence Base, it is advised that the drainage strategy be revised to discharge to watercourse only - unless infiltration testing demonstrates that infiltration can be achieved on site
- Consideration should be given to revising the design infiltration rate of the raingarden, in order to account for siltation as per the SUDS Manual C753

- Details absent of how the exceedance route will be designed around the proposed building to ensure contributing flows and adequate mitigations
- Safety factor of the permeable paving should be increased as the proposed dwelling is located downstream of the permeable driveway area
- Updates needed to the Drainage Report and the Drainage Strategy annotations
- Ordinary Watercourse Consent must be sought
- Clarification sought on the loading calculations (submitted documents calculated for a loading of 6 persons, but LLFA response states a peak discharge based on 4 persons
- Confirmation sought of and approved environmental permit for foul discharges following on-site treatment, and evidence to show the treatment plant is exempt

Following, this, revised comments and a Drainage Report have been received (28.08.2024), seeking to address the requested information.

The application site is located in the Flood Zone 1, and is under 1ha in area, which has a low probability of flooding form rivers and the sea and would not have triggered the need to submit a Flood Risk Assessment. Furthermore, the site is not at a high or medium risk of surface water flooding. The cumulative drainage details and revisions now received are considered to contain sufficient detail to address the requirements of the condition. It is considered that a number of elements would be covered at a later Building Regulations Application (under Part H) and any further consents required from the Environment Agency or Ordinary Watercourse Consents are beyond the remit of the planning regime, and would apply separately to the proposed works.

The submitted details are therefore considered acceptable and would ensure the development is properly drained.

Recommendation: Application Permitted

Plans list for: DISC/24/0140
(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
Plans	Contributing Area Plan	C3077_201 PL01	26.07.2024
Plans	Exceedance Flow Routes	C3077_301 PL01	26.07.2024
Plans	Proposed Drainage Strategy	C3077_101 PL01	26.07.2024
Supporting Statement	Drainage Report	C3077 PL02	28.08.2024
Supporting Statement	Greenfield Runoff Rate Estimation for Sites		10.06.2024
Supporting Statement	Storm Water Calculations		10.06.2024
Supporting Statement	Reponses to LLFA Comments	C3077 CGS	26.07.2024
Supporting Statement	Surface Water Calculations - Raingarden		26.07.2024
Supporting Statement	Drainage Report Appendices	C3077 PL02	28.08.2024
Supporting Statement	Reponses to LLFA Comments	C3077 CGS	28.08.2024

DELEGATED

Case Officer sign/initial Nic Pettifer Date: 17/09/2024

Authorising Officer sign/initial Guy Everest Date: 17.09.2024