TO:	Horsham District Council – Planning Dept
LOCATION:	Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX
DESCRIPTION:	Approval of details reserved by conditions 3a,b,c,d,e,f and 4 to approved application DC/21/1796
REFERENCE:	DISC/24/0100
RECOMMENDATION:	Condition 3a not satisfied, more information required.

SUMMARY OF COMMENTS & RECOMMENDATION:

The following supporting document has been reviewed:

- Condition Plan (Manorwood Construction Ltd, 2 May 2024, Drawing Reference 2403PE_R0_000, Revision 000).

Condition 3a: *No development shall take place until a scheme, hereafter referred to as the Site Development Scheme, shall have been submitted to and approved in writing by the local planning authority. The Site Development Scheme shall include a timetable for its implementation and details of:*

(a) The means of foul and surface water drainage of the site.

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

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.

Insufficient information has been provided by the applicant to consider discharge of Condition 3a for foul and surface water drainage. The applicant should provide the following information prior to the review to discharge Condition 3a.

- The Condition Plan shows that the proposed method of discharge of surface water is via infiltration using a single shared soakaway. Where infiltration discharge methods are proposed, the applicant is required to provide infiltration testing in accordance with BRE365, at the location and depth of proposed devices. Minimum proven infiltration rates are $1x10^{-6}$ m/s, as per The SuDS Manual (C753). Any infiltration structure should have half drain down times less than 24 hours, and be constructed a minimum of 1.0m above the highest groundwater level.

- The West Sussex LLFA Policy for the Management of Surface Water (2018) notes the minimum design event for traditional soakaways is the 10 year event + climate change. As per best practice infiltration devices should be 5m from structures and boundaries, in addition to avoiding Root Protection Zones.

- Where infiltration discharge methods are not proposed, the applicant is required to provide an infiltration assessment, supported by a desk-based assessment of soil types, geology and suitability for infiltration potential (See the Horsham District

Council Local Plan evidence base), together with an alternative option for surface water disposal.

- 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:
    - An assessment of the current and proposed drainage patterns entering, within, and leaving site including an understanding of how surface water would flow across the site in normal and rainfall event conditions (see to GOV.UK Long term flood risk mapping)
    - A measurement of pre- and post-development permeable and impermeable areas with supporting catchment plans and calculations
    - Proposed discharge destination in adherence to the drainage hierarchy
    - Existing and proposed outfall/s location clearly identified
    - If discharge via infiltration is proposed, infiltration testing to BRE DG 365 and design must be undertaken as per Sections 5.2.2 to Section 5.2.3 of the LLFA Policy.
    - The following flow and volume runoff rates with supporting evidence (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% Annual Exceedance Probability (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 routes drawings for flows entering, within, and leaving the site. This shows consideration of how events exceeding the 100% AEP + Climate Change event will be managed and mitigated on site without significantly increasing flood risk (see to GOV.UK Long term flood risk mapping)
    - Consents from authorities for land drainage or discharge consent, and any third-party agreement as a result of access, drainage works or discharges.

- Rationale for SuDS should be 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 should provide evidence of measures to prevent pollution of the receiving groundwater and or/surface water.

- The detailed drainage layout plan should reference all assets showing characteristics such as; detailing outfall location, runoff rate/s as per the LLFA's SuDS Policy 3, with allowance for urban creep, proposed volumes of attenuation storage, finished floor levels and freeboard provided to structures, pipe sizes, materials, and gradients, and

access chamber type, depth, invert, and size, SuDS dimensions, materials, invert and depths

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

- The Condition Plan shows foul drainage is dealt with via a single shared Klargester 'Bio-tec 4' 25 person unit that is connected to a soakaway. In the first instance, Building Regulations (Part H) sets out the presumption in favour, if available, for the foul drainage to connect into the existing public foul sewer network.

- Confirmation of permission to connect to a private/public sewer, if applicable, should therefore be provided. Where this is not feasible then the sensitivity of the receiving environment (surface water or groundwater) will need to be assessed and permission to discharge will be required from the Environment Agency.

- 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.

MAIN COMMENTS: As above	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Y Riley S. Knowles P. Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	13/06/2024