TO:	Horsham District Council – Planning Dept
LOCATION:	Redgates, Burnthouse Lane, Lower Beeding, West Sussex
DESCRIPTION:	Approval of details reserved by conditions 2, 3, 5, 6 and 7 to approved application DC/24/0273
REFERENCE:	DISC/24/0122
RECOMMENDATION:	Not Satisfied

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the evidence provided by the applicant in support of details reserved by Conditions 2,3,5,6 and 7 to approved application DC/24/0273 and the following **recommendations** to the LPA are made:

Condition 2

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

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.

We recommend the applicant provide the following information, for the existing drainage system and for any proposed amendments to the existing system if required 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, prior to discharge of Condition 2.

The applicant must confirm the method of surface water disposal in line with the drainage hierarchy (Building Regulations Part H). The applicant must, if applicable, also provide evidence of a third-party agreement to discharge surface water.

The applicant must provide details of the existing foul water drainage strategy, with supporting flow calculations in line with Sewerage Sector Guidance and/or Building Regulations Part H, including a detailed drainage layout, showing pipe sizes, materials, gradients and outfall location. The applicant should, if applicable, also provide evidence of consent for the use of the septic tank on site.

To ensure compliance with the West Sussex LLFA Policy for the Management of Surface Water Drainage (2018) the applicant is required to provide the following:

- Site drainage patterns – 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 exceedance event conditions (see to GOV.UK Long term flood risk mapping*). Confirm method of surface water disposal in line with the drainage hierarchy (Building Regulations Part H*).
- Measurement of total site area, pre and post development permeable and impermeable areas with supporting catchment plans and calculations.
- Provide the following flow and volume rates with supporting evidence, for both greenfield and previously developed sites (see the UKSUDS.com tool*):

-existing runoff rates during a 100% Annual Exceedance Probability (AEP), 3.33% AEP, 1% AEP storm events
-post development discharge rates during a 100% AEP, 3.33% AEP, 1% AEP and 1% AEP + Climate Change storm events
-greenfield runoff rate (Q_{BAR})-water storage capacity volumes of the proposed drainage features to attenuate the 1% AEP + Climate Change storm event.

- Where infiltration discharge methods are proposed, 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. Where infiltration testing has not been undertaken, 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.
- Fully designed surface water management strategy including:
-the aim to achieve and better greenfield runoff rates and adherence to the drainage hierarchy.
-rationale for SuDS selected in line with the West Sussex LLFA Policy for the Management of Surface Water (2018)*, Horsham District Planning Framework (2015) – Policy 38* and Industry best practice, such as The SuDS Manual (C753)*.
- Evidence of measures to prevent pollution of the receiving groundwater and or/surface water.
- Detailed surface water drainage strategy, including supporting calculations, detailing outfall location, runoff rate/s as per the LLFA's SuDS Policy 3, required and proposed volumes of attenuation storage, freeboard and sizing of all drainage features, should be provided. A detailed drainage layout plan should reference all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depth, size, SuDS dimensions, materials and depths.
- If applicable, provide evidence of a third-party agreement to discharge surface water.
- Maintenance and Management Plan including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.
- Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change.

Conditions 3,5,6 and 7
Discharge of Conditions 3,5,6 and 7 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 S Knowles P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	25/06/2024