TO:	Horsham District Council – Planning Dept
LOCATION:	Pentland, New Hall Lane, Small Dole, Henfield
DESCRIPTION:	Approval of details reserved by conditions 3,4,5,6,7 and 8 to approved application DC/21/1523
REFERENCE:	DISC/23/0237
RECOMMENDATION:	Not Satisfied, More Information Required

SUMMARY OF COMMENTS & RECOMMENDATION:

Horsham District Council previously provided a drainage consultation response to this planning application on the 21/02/2024, advising the applicant provide more information prior to discharge of Condition 5.

We have reviewed the additional evidence provided by the applicant in support of this planning application. We are **Not Satisfied** with the additional information provided. The following **recommendations** to the LPA are made:

Whilst the applicant has addressed many of the previous shortfalls in information, we recommend the applicant provide the following information, yet to be provided, prior to Discharge of Condition 5.

- The applicant should provide evidence (e.g. in the form of proposed site elevations) to confirm the proposed residential dwelling does not lie in an exceedance flow route. Alternatively, it is recommended that ground floor levels are set a suitable level above surrounding ground (minimum 150mm) to mitigate the residual risk associated with excess surface water runoff in extreme rainfall events.
- The applicant should provide supporting catchment plans and calculations to evidence proposed areas of impermeable development and proposed areas of permeable paving.
- The applicant should provide evidence of measures to prevent pollution of the receiving groundwater.
- The applicant should make an allowance for urban creep in the surface water drainage model. The applicant should include rain gardens, if proposed, in the proposed surface water drainage model and include proposed permeable paving in the surface water drainage model, or otherwise, ensure the catchment area includes all hard standing. The applicant should also amend the existing detailed drainage layout plan to reference all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depth and size. If proposed, the drainage plan should include proposed permeable paving and/or raingardens.
- It is noted that an infiltration rate has been applied to both the base and sides of the soakaway. Paragraph 5.2.2 of the West Sussex LLFA Policy for the Management of Surface Water, states that only the side infiltration (not the base) should be applied for a soakaway.
- The applicant should provide a Maintenance and Management Plan including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.
- The applicant should provide drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change scenarios.
- The applicant should estimate proposed foul loading using the Sewerage Sector Guidance and/or Building Regulations Part H, not Sewers for Adoption Guidance, now superseded. The applicant should also provide a detailed foul drainage

layout, showing pipe sizes, materials, gradients and outfall location. The applicant should provide evidence of a Section 106 agreement with Southern Water for the additional discharge of foul water to the public foul sewer.	
MAIN COMMENTS: As above	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	A Harman D Burgess P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	04/06/2024