TO:	Horsham District Council – Planning Dept
LOCATION:	April Cottage Sunset Lane West Chiltington West Sussex
DESCRIPTION:	Demolition of existing detached garage and erection of a two-storey detached dwelling
REFERENCE:	DC/24/0660
RECOMMENDATION:	More information required

SUMMARY OF COMMENTS & RECOMMENDATION:

The following supporting documents have been reviewed:

- Location and Block Plan Proposed Roof Plan (Philips Surveyors, August 2022, Drawing no: P-PL1, Job no: 2450/22)
- Planning: Proposed Floor Plans ((Philips Surveyors, August 2022, Drawing no: P-PL2, Job no: 2450/22)
- Water Neutrality Report (CGS Civils, 15/04/2024, Reference: C2216, Rev: P3)
- Existing Watercourse letter (CGS Civils, 22/04/2024, Re: April Cottage – Existing Watercourse)
- Supporting Planning, Design and Access Statement (N.J.A Town Planning Ltd, April 2024, NJA/21/174)

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

The applicant is yet to provide the following information, and until such time as this information is received, Horsham District Council cannot determine the suitability of the proposed scheme with regards to surface water and foul drainage.

- Geology identified by BGS, and infiltration suitability, for the site and surrounding area, indicate there is Moderate potential for infiltration at this site. Justification must be provided if discharge to ground is not proposed. Justification could be in the form of an infiltration assessment, supported by a desk-based assessment of soil types, geology and suitability for infiltration potential (See the Appendices of the SFRA in the Horsham District Council Local Plan evidence base).
- 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.
- 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:
    - 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 selected should be in line with the LLFA Policy and:
    - Horsham District Planning Framework (2015) – Policy 38 and
    - 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; 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
- The applicant should also 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 a foul water drainage strategy, with:
    - supporting flow calculations in line with Sewerage Sector Guidance and/or Building Regulations Part H
    - detailed drainage layout, showing pipe sizes, materials, gradients and outfall location
    - Confirmation of permission to connect to a private/public sewer, if applicable, should also be provided.

MAIN COMMENTS:

- The Application form states that surface water will be disposed of via SuDS measures. However, no further information on this strategy has been provided.

• The Water Neutrality Report states that to help mitigate the increase in water demand, it is proposed to incorporate rainwater harvesting techniques. An Example Rainwater Harvesting Tank Brochure has been provided in Appendix E of the Water Neutrality Report. However, no maintenance and management plans for this proposed SuDS has been provided.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	C. Bakopoulou S. Odigie P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	05/06/2024