
From: Martin.Brightwell
Sent: 13 April 2023 16:32
To: Nicola.Pettifer
Subject: FW: Planning Application Consultation - DC/23/0406
Attachments: ufm10_Internal_Consultation_memo.pdf

Planning Application DC/21/2873

Demolition of existing buildings and erection of 180 dwellings, sports pavilion, sport pitches and allotments; with associated access, landscaping, open space and infrastructure.

Land Parcel at 512270 115959 Park Lane Ashington West Sussex

With reference to the above mentioned planning application, I have the following comments to make;

Ref; Flood Risk Assessment & Drainage Technical Note dated 24th February 2023 (Ref; 2108611-01) – Ardent Consulting Engineers.

Firstly in terms of flood risk I have no overall objections to the surface water drainage strategy proposed which shows that the development can be undertaken in an acceptable manner ensuring flood mitigation within the site.

Therefore if this development is permitted I would recommend imposing suitable Drainage Conditions & Informative; Suitable drainage conditions should also require evidence to show that an agreement is in place for the ongoing maintenance of any SuDS systems over the lifetime of the development; and/or evidence that the SuDS will be adopted by third party.

With regards the appearance of the SuDS component (*detention basin*) I would suggest the current design, position & layout need revising.

'unless used for a sports pitch or to fit into some specific landscape, vegetated detention basins should not normally follow a geometric profile, but they should have edges with curves and undulations to produce an aesthetically interesting and natural looking feature.'

Ref; CIRIA SuDS Manual 2015 Chapter 22 – Detention Basins

Secondly, I would highlight the various SuDS policies and standards (see below) with regards integration of the drainage strategy with the layout and landscaping of the proposals.

Lead Local Flood Authority's Policy for Management of Surface Water; [SuDS Policies 8, 9 & 10](#). (Design for Amenity and Multi-Functionality, Enhance Biodiversity & Link to Wider Landscape Objectives)

West Sussex Policies on [Sustainable Drainage Systems](#) (SuDS Design Guidance; Water People Places)

Ministry of Housing, Communities & Local Government (MHCLG) [National Design Guide](#).

Finally the applicant should be advised that any new discharge to the local watercourse **will** require 'Ordinary Watercourse Consent' from the Lead local Flood Authority.

INFORMATIVE;

Ordinary Water Consent;

Under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require Ordinary Watercourse Consent.

Ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers.

Regards

Drainage Engineer – Strategic Planning

Martin Brightwell

Team Leader

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**Horsham
District
Council**

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

-----Original Message-----

From: planning@horsham.gov.uk <planning@horsham.gov.uk>

Sent: 27 March 2023 10:53

Subject: Planning Application Consultation - DC/23/0406

Please see the attached consultation letter from Horsham District Council Re:DC/23/0406

HDC – Internal Consultation

To: Mr Martin Brightwell
Property Services - Drainage

App No: DC/23/0406
Case Officer: Nicola Pettifer
Direct Line: 01403 215238
Date: 27th March 2023

Demolition of existing buildings and erection of 180 dwellings, sports pavilion, sport pitches and allotments; with associated access, landscaping, open space and infrastructure.

Land Parcel at 512270 115959 Park Lane Ashington West Sussex

Please may I have your observations on the above mentioned planning application within the next 21 days. **Date comments required by:** 17/04/23

Details of the application can be viewed through our Public Access webpage <https://public-access.horsham.gov.uk/public-access/>



Emma Parkes
Head of Development