TO:	Horsham District Council – Planning Dept
LOCATION:	Frithknowle Farm, Picts Lane, Cowfold, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 4 and 5 to approved application DC/23/1758
REFERENCE:	DISC/24/0045
RECOMMENDATION:	Condition 3: Not satisfied. Condition 4 and 5: Not reviewed, as subject matter not in the drainage scope.

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the evidence provided by the applicant in support of Details Reserved by Conditions 3, 4 and 5 to approved application DC/23/1758 and the following **recommendations** to the LPA are made.

Condition 3

Insufficient information has been provided by the applicant. Horsham District Council are also not satisfied with the additional information provided. The applicant should provide the following information prior to the review to Discharge Condition 3;

- The applicant must provide 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 exceedance event conditions.
- The applicant must provide a measurement of total site area and pre-development permeable and impermeable areas with supporting catchment plans and calculations.
- The applicant must 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}) and water storage capacity volumes of the proposed drainage features to attenuate the 1% AEP + Climate Change storm event.
- The applicant should confirm the location and depth of the existing drainage ditch. The proposals indicate surface water discharge will be restricted by an orifice control chamber to 2l/s. This does not represent a great enough restriction on surface water discharge in respect to the proposed development area. As per the West Sussex LLFA Policy for the Management of Surface Water '*Redevelopment on brownfield land has the potential to rectify or reduce flood risk. In all cases, including on brownfield sites, runoff should where possible be restricted to the greenfield 1 in 1 year runoff rate during all events up to and including the 1 in 100 year rainfall event with climate change. An alternative approach would be for discharge rates to be limited to a range of greenfield rates, based on the 1 in 1, 1 in 30 and 1 in 100 year storm events. However, the use of this method to restrict discharge rates requires the inclusion of on-line long-term storage, sized to take account of the increased post development volumes, discharging at no greater than 2l/s/ha. While discharging at no greater than 2 l/s/ha is acceptable, it is still the LLFA's preference that the former approach is used wherever possible. If it is deemed that this is not achievable, evidence must be provided and developers should still seek to achieve no increase in runoff from*

greenfield sites and a 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield).' The applicant should provide 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)*.

- The applicant must provide evidence of measures to prevent pollution of the receiving surface water. The current proposals indicate no pollutant removal.
- The applicant must provide the outfall location, an urban creep allowance, a climate change allowance for the 30-year return period rainfall event and pipe materials. No SuDS are currently proposed. SuDS dimensions, materials and depths should be provided.
- The applicant must provide evidence of Ordinary Watercourse Consent.
- The applicant must provide a Maintenance and Management Plan including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all SuDS devices.
- The applicant must provide drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change storm events.
- The applicant must provide confirmation of either discharge to Septic Tank or Package Treatment Plant, and provide foul flow calculations, pipe materials, gradients for all proposed pipes and required foul discharge/ treatment plant consent.

We will consider reviewing this recommendation if the additional information and amendments to proposals outlined above are adequately addressed.

Condition 4 and 5

Discharge of Condition 4 and 5, were not reviewed as these are not in the drainage scope.

MAIN COMMENTS:

As above

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	A.Harman P Mennell D Burgess
DEPARTMENT:	Horsham District Council - Drainage
DATE:	24/05/2024