TO:	Horsham District Council – Planning Dept
LOCATION:	The Granary, Hurstone Lane, Storrington, West Sussex
DESCRIPTION:	Application for approval of details reserved by conditions 3, 4 and 5 to approved application DC/23/0511 (Change of use of redundant stable building to a single unit of tourist accommodation and erection of water storage tank)
REFERENCE:	DISC/24/0119
RECOMMENDATION:	Not Satisfied - More information required

SUMMARY OF COMMENTS & RECOMMENDATION – Condition 3:

"*No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*"

The following supporting documents have been reviewed for Condition 3:

- Drainage Strategy report (BSF Structural and Civil Engineers, March 2024, Ref: 18869)
- Details of New Rainwater Harvesting Tank 1 and 2 (James Clague Architects, May 2024, Ref: 20190_PL_50 & 51)
- Phase 1 Contaminated Land Assessment (GeoSmart Information, April 2024, Ref: 81534R1)

Submitted as part of the supporting documents for the application DC/23/0511

- Existing Site Location Plan (James Clague Architects, February 2023, Ref: 20190/15 Rev B)
- Proposed Site Plan (James Clague Architects, February 2021, Ref: 20190/05 Rev B)
- Southern Water letter (04/05/2023, Ref: DSA000022797)

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

We are **not satisfied** that the appropriate level of information has been provided to discharge Condition 3 of approved application DC/23/0511.

The applicant is yet to provide an appropriate level of 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.

SUMMARY OF SUBMITTED DRAINAGE INFORMATION:

The proposals are for the conversion of an existing stables building with patio and new parking area, and the provision of a rainwater harvesting tank.

The available information states that the existing buildings on the site are to remain externally unaltered and to drain, as per the existing situation, to a soakaway that also serves the main property 'The Granary'.

It is not clear if there is an additional impermeable area within the development proposals, as the drawings shows a new parking area and therefore further information / clarification is required. It is recommended the parking area is a permeable pavement/surface to manage any additional surface water runoff generated and reduce the potential impact to the existing drainage system/soakaway and the capacity of this is not compromised.

The information provided suggests the proposed surface water drainage, including parking area, solution utilises an existing soakaway.

ADVISORY:

- 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 proposal is to continue to utilise the existing soakaway for the converted barn roof water runoff. Whilst this approach is considered acceptable as the existing roof and so runoff is proposed to remain as, the drainage of any further impermeable area (i.e. the new parking) could potentially compromise the capacity of the existing soakaway and drainage system. We would recommend that the additional parking area in the first instance is a permeable pavement/surface to reduce the potential impact to the existing drainage system and soakaway (in accordance with https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance/guidance-on-the-permeable-surfacing-of-front-gardens#how-can-we-prevent-the-problem).
- If any additional impermeable area drains to the existing soakaway and permeable paving, supporting information is required to show there is sufficient capacity within the existing drainage system, permeable paving and the soakaway to accommodate this additional area. This would include:
    - BRE 365 infiltration testing for the permeable pavement and the existing soakaway. Where the permeable pavement is to be located adjacent to the existing soakaway, the same test pit would be acceptable for both..
    - Drainage design details of any infiltrating devices such as the existing soakaway and proposed infiltrating pavement
    - Drainage network, showing any connections to the existing soakaway.
- In order to understand flow routes in an exceedance, information is required on; surrounding ground levels and flow routes, the proposed additional parking location, levels and exceedance route, and the existing soakaway level and exceedance route.
- Finished floor levels of the proposed converted barn must be provided and must be a minimum of 150mm above existing ground levels to reduce the risk of surface water entering the building

- A schematic plan of the proposed foul drainage arrangements has been provided showing indicative gravity foul drainage pipe connections to the existing Klargester Biotec 2 sewage treatment plant to the south of the application site. This treatment works is assumed to serve the adjacent buildings and to be within the Applicant's ownership.
    - The foul drainage proposed outfall destination must be prioritised as per the hierarchy of foul drainage (requirement H1 of the Building Regulations 2010). In the first instance this is into the existing public foul sewer network if available. A foul water drainage strategy, with supporting flow calculations in line with Sewerage Sector Guidance and/or Building Regulations Part H is to be provided, including:
        - A 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.
        - Confirmation of an approved environmental permit for foul discharges, or evidence showing the treatment plant is exempt.

This response pertains to Condition 3 only, the remaining conditions are outside of the remit for surface water and foul drainage.

ANY RECOMMENDED CONDITIONS:
N/A

NAME:	E Edney S Knowles P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	11/07/2024