TO:	Horsham District Council – Planning Dept
LOCATION:	Land East of Nightingale Farm Sincox Lane Shipley West Sussex
DESCRIPTION:	Approval of details reserved by conditions 3,4,5,6,7 and 8 to approved application DC/23/2278
REFERENCE:	DISC/24/0200
RECOMMENDATION:	More Information – Condition 3 not satisfied

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the following information:

- FRA (Bellamy Roberts, 7th December 2023, Rev 6, MT/DE/5969/FRA.6)
- Phase II Site Investigation Report (Ground and Water, July 2024, GWPR6091/SIR/July 2024)

Condition 3

Pre-Commencement Condition: *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.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

We have reviewed the evidence provided by the applicant in support of the planning application. However, **more information** is required due to the absence of an acceptable drainage strategy and additional information relating to:

- Whether the site drainage meets the requirements of the NPPF, PPG SuDS Non-Statutory Technical Standards (NSTS) (March 2015), the West Sussex LLFA Policy for the Management of Surface Water (2018), and the Horsham District Planning Framework (2015) – Policy 38.

MAIN COMMENTS:

A Phase II Site Investigation Report has been provided to the supporting information for this latest application, however the provided FRA remains as is unaltered, and has not been updated to reflect this new data. We request the following additional information as per our previous comments.

- Site drainage patterns – assessment of the current drainage patterns entering, within, and leaving site including an understanding of how surface water would flow across the site in normal and rainfall event conditions (see to GOV.UK Long term flood risk mapping). It is evident from the OS mapping and topographical survey that an existing ditch bisects the site, however there are no details of how the existing flows are managed or diverted through the site.

- Provide the following flow and volume rates with supporting evidence (based on FEH rather than IH124 and FSR):
    - Existing runoff rates for the 100% Annual Exceedance Probability (AEP), 3.33% AEP and 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 flow rate (Q1 and Q_{BAR})

    - Water storage capacity volumes of the proposed attenuation basin to understand its capacity to attenuate the 1% AEP + climate change storm event.
    - Updated drainage strategy drawing to identify size and location of the attenuation basin, which is currently shown as a geocellular storage feature.

- Fully designed surface water management strategy including the rationale for SuDS selected in line with the:
    - Building Regulations (Part H)
    - West Sussex LLFA Policy for the Management of Surface Water (2018)
    - Horsham District Planning Framework (2015) – Policy 38
    - Industry best practice, such as The SuDS Manual (C753).

  It is noted that the Phase II Site Investigation report include soakaway test results and groundwater monitoring results. This information should be included in the FRA / Drainage Strategy to evidence the rationale for the method of surface water disposal.

- Detailed surface water drainage strategy, including supporting calculations, detailing outfall location, runoff rate/s as per the LLFA's SuDS Policy 3, with allowance for urban creep, required and proposed volumes of attenuation storage, freeboard and sizing of all drainage features, should be provided. A detailed drainage layout plan should reference all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depths, size, SuDS dimensions, materials and depths.

- A CV value of 1 for both Winter and Summer must be used in the hydraulic model as per Paragraph 5.3.3. of the West Sussex LLFA Policy for the Management of Surface Water.

- The network results show that for the design event there is insufficient storage provided as there is surcharging above the soffit of the proposed crates. It is noted that the invert level of the outgoing pipe from the crates is 0.1m above the crate bottom level. This depth below outlet is considered dead storage and therefore effective storage depth is 1.1m.

- Evidence of a third-party agreement for discharging to an ordinary watercourse. In addition to confirmation of ownership of the land between the application site and discharge location.

- Maintenance access, frequency, responsibility, and manuals provided in a Management Plan for proprietary systems and SuDS devices.

- Evidence of measures to prevent pollution of the receiving ordinary watercourse.

- Drawings showing conveyance routes for flows exceeding the 1% AEP+ climate change storm event.

- 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 discharge to the watercourse, should also be provided.

• Consultation should be undertaken with the Environment Agency to gain the necessary permits for the discharge of treated effluent to the watercourse.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Y Riley E Edney P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	09/09/2024