Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/23/0241
Greenway Academy, Greenway, Horsham, West Sussex, RH12 2JS

DESCRIPTION:
Approval of details reserved by condition 3 and 4 to approved application DC/22/1954

RELEVANT PLANNING HISTORY:

DC/22/1954	Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels, and landscaping.	Application Permitted on 12.10.2023.

PLANNING ASSESSMENT
Planning Application DC/22/1954 was granted consent on 12.10.2023. This permission was for the following:

Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels, and landscaping.

Consent is sought to discharge the details reserved by conditions 3 and 4 .

Condition 3: Drainage

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 in consultation with Southern Water. 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).

The Applicants have submitted a Drainage Strategy (Parts 1 & 2 by Pringuer-James Consulting Engineers Limited (PJCE) dated the 20 September 2022 to address the requirements of Condition 3 as above.

Southern Water have been consulted and have provided an advisory response. It is advised that there is currently adequate capacity in the local surface water network to accommodate a surface water flow of 1.64 l/s for the above development at manhole reference TQ16314352. It is also advised that '*the revised documents submitted indicate that the proposed foul water flows remain unchanged and hence will support the system to be more efficient. Therefore, foul water may be discharged to the existing sewer, provided the rate of discharge to the sewer is no greater than existing contributing flows.* No objections have been raised.

West Sussex County Lead Local Flood Authority (WSCC LLFA) have been consulted, and their initial consultation comments raised objections to the proposals Drainage Strategy for the following reasons:

'*The Drainage Strategy does not include enough evidence to demonstrate that the proposed development will be safe for its lifetime and not increase flood risk elsewhere. We would expect full network drainage calculations to be provided to demonstrate appropriate storage volume has been included and that there is no flooding in the 3.33% event plus climate change.*
Additionally, we would expect a water quality assessment and an indication of who will be adopting and maintaining the SuDS features for the lifetime of the development.'

A subsequent Drainage Strategy Addendum was submitted by Patrick Parsons (first issue dated 9 February 2024) to address the initial concerns raised by WSCC LLFA.

In response to the Addendum, WSCC LLFA have maintained their objections to the Drainage Strategy proposed, advising that in the absence of an acceptable Drainage Strategy and supporting information, the application is not in accordance with NPPF, PPG Flood risk and coastal change or Policy 38 in the HDPF.

The consultation response from WSCC LLFA contained advice to the Applicants advising that they will consider reviewing this objection if the issues highlighted below are adequately addressed:

- A Cv value of 1 is required.
- Time to half empty results required.
- Updated calculations to demonstrate that a 50% AEP rainfall event does not surcharge in the drainage network.
- Confirmation that Southern Water approve of connecting to their existing surface water drainage network.
- Clarification of Tree Pit for Root Protection label-it is unclear where the tree pit is going to be located. There must be no planting of trees above attenuation tanks.

Condition 4: Underground Services

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all existing and proposed service facilities (including the existing drainage pipe adjacent to the western site boundary along Merryfield Drive and any connections onto Greenway) and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Council's Tree Officers have been consulted and they have advised that 'the submitted plans have not taken full account of constraints posed by root protection areas of retained trees of note. It is advised that the arboricultural impacts be re considered and that the proposed services are rerouted where they conflict with the relevant design standard (BS5837:2012 Trees in relation to design, demolition and construction – Recommendations)….

During the course of determining the planning application, concerns were raised by local residents on Merryfield Drive to the immediate west of the site in regard to poor site drainage causing localised flooding of their rear gardens, which appeared to be most prevalent towards the northwest corner of the site. As a result the resolution of the committee was to ensure this would be addressed in the discharge of thie drainage conditions. Condition 4 was amended to include a requirement that the underground services plan detail the presence of a drainage pipe that is understood to extend along the western site boundary and required that this matter be thoroughly investigated and addressed in the discharge of conditions 3 and 4.

However, no information was submitted with this current application leading to officers requesting an addendum statement to explain the drainage situation along the western site boundary and to address whether the proposed drainage strategy would serve to reduce the occurrences of water from the site flooding the neighbouring gardens and what specific measures would be put in place as part of the overall drainage management of the site.

No further information has been provided to address these matters to date despite repeated attempts by your Officers to secure the information and confirmation from the Agent that the information would be submitted by Wednesday 22 May for further review. The application is therefore being recommended for refusal and will be determined as it currently stands.

The requirements of conditions 3 and 4 have NOT been satisfied.

Recommendation: Application Refused

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/23/0241
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Access and Circulation Strategy	SRP102-MAC-XX-XX-D-L-002 P04	06.03.2024
Details plan	Utility Survey - Sheet 1 of 6	2190563-GPR-01(00) Sheet 1	08.11.2023
Details plan	Utility Survey - Sheet 2 of 6	2190563-GPR-01(00) Sheet 2	08.11.2023
Details plan	Utility Survey - Sheet 3 of 6	2190563-GPR-01(00) Sheet 3	08.11.2023
Details plan	Utility Survey - Sheet 4 of 6	2190563-GPR-01(00) Sheet 4	08.11.2023

Details plan	Utility Survey - Sheet 5 of 6	2190563-GPR-01(00) Sheet 5	08.11.2023
Details plan	Utility Survey - Sheet 6 of 6	2190563-GPR-01(00) Sheet 6	08.11.2023
Supporting Docs	Southern Water Level 1 Capacity Check Enquiry	DSA000015590	12.02.2024
Details plan	Mechanical and Electrical Combined Site Services	SRP1029JKP XX 00 D ME 0801 P03	06.03.2024
Details plan	Proposed Drainage Layout	SRP1029-PJC-XX-XX-D-C-7005 P01	12.02.2024
Supporting Statement	Drainage Strategy - Part 1	L2710 Revision 04	08.11.2023
Supporting Statement	Drainage Strategy - Part 2	L2710 Revision 04	08.11.2023
Supporting Docs	Utility Mapping Survey	NONE	08.11.2023
Supporting Docs	Drainage Strategy Addendum (First issue 09.02.2024)		12.02.2024

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 10/06/2024

Authorising Officer sign/initial Adrian Smith Date: 11/06/2024