DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0276
Firsland Park Estate, Henfield Road, Albourne, West Sussex, BN6 9JJ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/23/2037

RELEVANT PLANNING HISTORY:

DC/23/2037	Replacement commercial units for B2/B8/E(g)* (* formerly B1) use along with additional communal parking	Application Permitted on 13.02.2024

PLANNING ASSESSMENT

Planning Application ref: DC/23/2037 granted consent for the formation of 8x replacement industrial units (divided into two buildings) with associated infrastructure and hardstand. Planning permission was granted subject to conditions, with consent now sought for an approval of details reserved by Condition 3.

Condition 3

Condition 3 states:-

> *"**Pre-Commencement Condition:** With the exception of works of demolition, no development shall commence until full details of proposed means of disposal for surface water have been submitted to and approved by the Local Planning Authority in writing. The development, thereafter, shall be carried out strictly in accordance with the approved details, with drainage infrastructure implemented and made ready for use prior to the first occupation of the approved development.*
>
> *Reason: To ensure that the Authority possesses full details of proposed Sustainable Drainage Infrastructure and is able to assess the relevant effects of such infrastructure, and to ensure that the approved development is adequately drained and does not contribute to flood-risk elsewhere in accordance with Policy 38 of the Horsham District Planning Framework (2015) and 173."*

In response to the above condition the applicant has provided a Foul and Surface Water Drainage Report (CGS Civil, ref: C3062 P). The Drainage Report outlines the intended disposal of surface water drainage by way of the initial capture and storage of water on-site within rainwater and cellular storage tanks prior to disposal to an existing field-ditch to the south of the site indicated to be within the applicants possession and which leads to an existing stream to the east of the development site.

The on-site storage tank totals ~182,000 litres, modelled within the Drainage Report as sufficient to store water collected within the proposed development in a 1-100yr rainfall event and with a 45% uplift accounting for the effects of climate change. The on-site tank would drain via a Hydro-Brake control chamber and environmental control chamber which seek to eliminate contaminants from collected rainwater and control the rate of discharge to a maximum of 8.4 litres/second in any modelled rainfall event. The proposed drainage strategy represents a purely engineered approach, with no components of source control or multifunctional (sustainable) drainage design. The impermeable nature of

underlying Weald Clay, as revealed in the accompanying documentation of Drainage Report is, though, recognised to limit the scope to dispose of surface water by on-site infiltration.

In response to the submitted detail the Council's consultant drainage engineers have sought to request additional detail, largely with reference to the provisions of SuDS Non-Statutory Technical Guidance and LLFA Policy for the Management of Surface Water. The Council's consultants have requested that the drainage catchment of the site be plotted, including any external catchment which flows through the site from outside of the site boundary, that plans of existing/proposed flow routes over the site from neighbouring land (including exceedance) are provided and that an allowance for urban creep is made within surface water drainage calculations. Additionally, the Council's consultants note that the LLFAs preferred strategy is to restrict flow-rates to a greenfield 1-1year event, discharging at rates no greater than 2 litres/second, or at a rate representing a 50% betterment in brownfield rates if unviable, and that no detail has been provided on the propriety devices upon which the strategy relies.

Notwithstanding the comments of the Council's consultants, it is considered that the Authority can have confidence of the absence of increased flood-risk on the basis of the detail made available. The on-site storage tank is well in excess of modelled rainwater capture associated with the proposed development, with no evidence before the Authority that the hydro-brake product would prove unsuccessful in achieving stated run-off rates as a standard product available on the open-market.

While the applicant has not attempted to demonstrate the viability of achieving a greenfield run-off rate (2 litres/second), this is not deemed realistically achievable recognising that the site comprises near entirely of impermeable hardstand as identified within the original officers report. As modelled within the drainage strategy a discharge rate of 8.4 litres/second represents a minimum 50% betterment relative to the existing condition of the site in a mild storm event and an up 85% betterment in an extreme (1-100 year) event.

It is acknowledged that the applicant has not sought to incorporate an 'urban uplift', typically modelled at 10%, though, the proposed development (inclusive of associated hardstand) is built to the respective boundaries of the application site. There is no prospect, therefore, of an increase in the extent of impermeable hardstand on the site relative to the extent of development as approved and which would fall beyond the Authority's ability to control such development through a future application for planning permission.

The drainage report, further, does include details of likely exceedance routes (which lead to the south of the site). While details of flow from neighbouring land (particularly from adjacent parts of the Estate to the north and/or East) are not represented, there is no indication that the proposed development would increase the risk of flooding noting that the extent of hardstand is broadly unchanged relative to the existing condition of land.

The applicant has provided confirmation that the appointed building control body has approved the drainage strategy as submitted, with the built-components of the strategy noted to be largely contained within the site and to avoid the existing ecological/arboricultural constraints which exist to the south and west of the site as identified within the original officers report.

It is considered that the proposed drainage approach would prove effective in ensuring that surface water from the site is disposed of at a controlled rate, and as a significant material improvement relative to the existing condition of land. It is, therefore, considered that the requirements of HDPF Policy 38 have been satisfied and that the details as submitted can be approved.

The concerns of the Council's consultants in respect of foul drainage infrastructure are noted, though, Condition 3 solely addresses surface water infrastructure such that foul-drainage is considered to fall beyond a scope of consideration in this instance.

Recommendation: Application Permitted

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/24/0276
(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
Supporting Docs	Foul and Surface Water Drainage Report		01.11.2024
Supporting Docs	Maintenance Schedule		01.11.2024
Layout plan	Drainage Layout	101 PL-	01.11.2024
Plans	Construction Details	301 PL-	01.11.2024
Plans	IMPERMEABLE AREAS & OVERLAND FLOW ROUTE	401 PL-	01.11.2024

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 17.12.2024

Authorising Officer sign/initial Adrian Smith Date: 18/12/2024