TO:	Horsham District Council – Planning Dept
LOCATION:	No Acres, 1 Hillside Cottages, Mill Road, West Chiltington
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 4 and 5 to approved application DC/22/1787
REFERENCE:	DISC/24/0269
RECOMMENDATION:	Not Satisfied – Condition 3

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the evidence provided by the applicant in support of the planning application, including:

Information Reviewed in Support of Application DC/22/1787

- Horsham District Council Decision Notice (ref: DC/22/1787, 08/03/2024)
- Southern Water Consultation (ref: DC/22/1787, 11/11/2022)
- Water Neutrality Statement (H2Ogeo, ref: DC/22/1787, Rev2.7, 20/09/2023)

Information Reviewed in Support of Application DISC/24/0269

- Site Plan (ref DISC/24/0269, 05/11/2024)
- Drainage Run Layout Plan (05/11/2024)
- Car Port Plan (ref: R/c.No.1 & K/C N0.2.A)

The following recommendations to the LPA are made:

We are **not satisfied** with the information provided in support of Condition 3, owing to the lack of information provided. Condition 3 is included below;

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 therefore recommend the provision of the following evidence prior to the Discharge of Condition 3:

To ensure compliance with the West Sussex LLFA Policy for the Management of Surface Water Drainage (2018) (the LLFA Policy), the minimum required scope of an applicant's Drainage Strategy is tabulated in Section 4.5. To ensure compliance with this minimum scope, and to subsequently Discharge Condition 3, the following must be addressed:

- A measurement of pre- and post-development permeable and impermeable areas with supporting catchment plans and calculations
- If discharge via infiltration is proposed, infiltration testing to BRE DG 365 and design must be undertaken as per Sections 5.2.2 of the LLFA Policy
- The following flow and volume runoff rates with supporting evidence (see the UKSUDS.com tool):

  -existing site during the critical 3.33% (AEP) and 1% AEP storm event

-post development site during the critical 100% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events, with allowance for urban creep as per Section 5.6.4. of the LLFA Policy

- Evidence the proposed drainage system can contain the critical flow and volume capacity of the; 3.33% AEP event in the drainage system, and the 1% AEP + Climate Change event onsite
- Calculations of proposed outfall flows, limited to the greenfield 100% Annual Exceedance Probability (AEP) runoff rate up to the 1% AEP + Climate Change storm events, or alternatives as per Section 5.4.4 of the LLFA Policy
- Current and proposed exceedance conveyance routes drawings for flows entering, within, and leaving the site. This shows consideration of how events exceeding the 100% AEP + Climate Change event will be managed and mitigated on site without significantly increasing flood risk (see to GOV.UK Long term flood risk mapping)

Further guidance contained within the LLFA policy advises the applicant additionally provides the following, information also advised to be provided prior to the Discharge Condition 3:

- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater, in line with Table 26.4 of the SuDS Manual.
- A detailed drainage layout plan should reference all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depth, size, SuDS dimensions, materials and depths
- Evidence of an agreement that maintenance is in place over the lifetime of the development; and/or evidence that the SuDS will be adopted by third party. This is to ensure compliance with the LLFA Policy SuDS Policy 6: Design to be Maintainable. Maintenance activities proposed should align with the CIRIA SuDS Manual and/or manufacturer guidance.

The applicant has indicated in their *Water Neutrality Statement*, that surface water from the proposed roof, will discharge to the rainwater harvesting (RWH) system. This system has been designed solely as a RWH system. If the proposal wishes to utilise the RWH system as an attenuation device, further evidence is required to; show the system is designed for regular (daily demand) water supply purposes, and has additional capacity to provide the necessary stormwater attenuation. For RWH design refer to BS EN 16941-1 2018 On-site non-potable water systems, and Chapter 11 of The SuDS Manual to demonstrate additional stormwater attenuation compliance. This information should be provided prior to the Discharge of Condition 3.

To support the Discharge of Condition 3, 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.

In addition to Planning Permission, the applicant will additionally require:

- Permission to connect proposed foul flows to a private/public sewer, if applicable

MAIN COMMENTS:

As above

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	A Harman S Odigie P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	26/11/2024