TO:	Horsham District Council – Planning Dept
LOCATION:	Hyeswood, Guildford Road, Rudgwick, Horsham
DESCRIPTION:	Extension of the existing residential curtilage to include pod and stable building to be used as ancillary accommodation to the main dwelling. (Retrospective).
REFERENCE:	DC/24/1490
RECOMMENDATION:	More Information Required

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the evidence provided by the applicant in support of the planning application for a proposed pod and the conversion of a stable building to be used as ancillary accommodation to the main dwelling, and the following recommendations to the LPA are made:

- A foul water drainage strategy should be provided for both the pod and stable building, with supporting flow calculations in line with Sewerage Sector Guidance and/or building regulations Part H, supported by:
    - A detailed drainage layout, showing pipe sizes, materials, gradients, and outfall location.

To ensure compliance with the West Sussex LLFA Policy for the Management of Surface Water Drainage (2018), the minimum scope for the applicant's Drainage Strategy for the section of the stable building converted to ancillary accommodation only, is tabulated in Section 4.5 of the LLFA policy. This includes but is not limited to, provision of the following:

- Proposed discharge destination in adherence to the drainage hierarchy. If a new drainage discharge has been utilised, the applicant must demonstrate this is in accordance with the Drainage Hierarchy.
- Existing (pre-development) and proposed (post-development) outfall/s location/s clearly identified. The applicant must demonstrate that if any pre-development outfalls have been utilised, these outfalls remain appropriate (i.e. not negatively impacted by the completed development).

If new impermeable catchment is introduced and/or a new outfall is proposed, the following should be provided:

- A measurement of post-development permeable and impermeable areas with supporting calculations
- Proposed discharge destination in adherence to the drainage hierarchy
- Existing and proposed outfall/s location clearly identified
- If discharge via infiltration is proposed, infiltration testing to BRE DG 365 and design must be undertaken as per Sections 5.2.2 to Section 5.2.3 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 (the applicant should calculate pre-development runoff rate in accordance with Section 24.5 of the CIRIA SuDS Manual).
    - Post development site during the critical 100% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events

- 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 LLFA policy advises the applicant additionally provides the following for the stable building only;

- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater, and or/surface water, in line with Table 26.4 and Table 26.3 of the SuDS Manual respectively.
- Evidence of an agreement that maintenance is in place over the lifetime of the development; and/or evidence that the existing/proposed SuDS and other drainage infrastructure will be adopted by third party. This is to ensure compliance with West Sussex LLFA Policy for the Management of Surface Water SuDS Policy 6: Design to be Maintainable.

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

- an Environmental Permit from the Environment Agency (EA) to consent to the proposed use of a Package Treatment Plant (PTP) (if applicable).
- Ordinary Watercourse Consent from the LLFA, to consent to any works adjacent to or within an ordinary watercourse.

Please note that the granting of Planning permission does not guarantee the granting of an Environmental Permit for sewerage plants, or of an Ordinary Watercourse Consent, or Environmental Permit (EP) where development affects Main Rivers.

MAIN COMMENTS:

As above.

ANY RECOMMENDED CONDITIONS:

None

NAME:	A Harman S Odigie P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	29/10/2024