TO:	Horsham District Council – Planning Dept
LOCATION:	Chanctonview Spring Gardens Washington West Sussex
DESCRIPTION:	Approval of details reserved by Conditions 4 and 5 to approved application DC/22/0867
REFERENCE:	DISC/24/0234
RECOMMENDATION:	Not satisfied

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed:

Documents submitted as part of the application DISC/24/0234 (part of this submission)

- Applicants Notes and Drainage Consultation Response (24/10/2024)
- Drainage: Foul and Rainwwater **(**Creating Spaces-Garden Room and Homebuilding Specialist, October 2024, Drawing ref: CV.DRAIN.002)
- Construction Site Set Up Plan **(**Creating Spaces-Garden Room and Homebuilding Specialist, October 2024, Drawing ref: CV.SITESETUP.008)
- Drainage Strategy report (Chanctonview, Washington, Drainage Design, Planning reference: DC/22/0867, Updated: 21/10/2024)

Documents submitted as part of the application DISC/24/0234 (part of the 17/10/2024 submission)

- Application Form
- Construction Management Plan (May 2019, Version 1.0)
- Construction Site Setup Plan (Creating Spaces-Garden Room and Homebuilding Specialist, August 2024, Drawing ref: CV.SITESETUP.001)
- Cover letter
- Drainage Design (Creating Spaces-Garden Room and Homebuilding Specialist, August 2024, Drawing ref: CV.DRAIN.001)

Documents submitted as part of the application DC/22/0867

- Application for Planning Permission
- Location Plan (Creating Spaces-Garden Room and Homebuilding Specialist, January 2022, Drawing ref: CV.LOC.002)
- Planning Statement (Rodway Planning Consultancy Limited, April 2022)
- Site Plan, Tree Protection and Landscaping (Creating Spaces-Garden Room and Homebuilding Specialist, April 2024, Drawing ref: CV.SITEPLAN.007)
- Southern Water letter (10th June 2022, Southern Water ref: DSA000012367)

Condition 4 – Foul and surface water disposal

4. 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.

We have reviewed the evidence provided by the applicant in support of this planning application and we are **not satisfied** with the provided evidence. The following **recommendations** to the LPA are made:

- The 'Applicants Notes added Drainage Consultation Response' notes that the surface water drainage strategy includes filters, silt traps, and non-return valves to prevent waterbody pollution. The applicant must provide evidence to demonstrate whether those measures are adequate to prevent surface water and groundwater pollution. Furthermore, the surface water drainage strategy indicates that all surface water not harvested for reuse will discharge via a soakaway.

- Proposals must demonstrate the developments risk to and mitigation provided for water quality risks to surface water and groundwater bodies. This is required to comply with SuDS Policy 7: Safeguard Water Quality as per Section 6.1 of the LLFA Policy. Generally, an appropriate assessment to provide is the Simple Index Approach (SIA) of Section 26 in SuDS Manual (CIRIA C753).

- For infiltration rates applied in the design, not all the soakaway faces should be considered for infiltration.
  - linear filter drains, only the sides (not the base)
  - infiltrating basins and permeable paving, only the base (not the sides)
    - In the case of this proposed site, the base is the larger face and so only the base should be considered for infiltration.
    - The infiltration rate for bases should be reduced to account for siltation, to a maximum rate of $1x10^{-5}$ m/s as per Section 25.4 of the CIRIA C753 guidance.

- Table 25.2 of CIRIA C753 provides appropriate factors of safety to apply in infiltration rates for infiltration device design. Devices below access or upstream residential dwellings need to consider failure as a major inconvenience with appropriate factor of safety. The minimum safety factor that needs to be applied is 1.50.

- The applicant must provide the proprietary device manuals, for all drainage features and SuDS devices, including for the soakaway. Information currently provided does not appear to be relevant to the soakaway itself.

- The applicant must provide drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change event. The applicant has indicated these have been provided, however these exceedance routes are not visible on the provided drawings.

- The applicant must:
  - estimate the proposed foul loading using the Sewerage Sector Guidance and/or Building Regulations part H.
  - show the appropriate easements from all the foul sewer pipes serving the proposed development on the detailed foul drainage layout.
  - provide evidence of confirmation of permission to connect to a private/public sewer.

MAIN COMMENTS:

As above

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	C Bakopoulou L Derrick P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	08/11/2024