

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Parsons Field Stables, Pickhurst Lane, Pulborough, West Sussex
DESCRIPTION:	Application for the continuous use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Erection of two stable blocks and associated landscape works (Retrospective).
REFERENCE:	DC/25/0317
RECOMMENDATION:	More information required
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>On the 17/03/2025, Horsham District Council issued a consultation response to this application with respect to drainage, advising 'more information required'.</p> <p>We have reviewed the following additional information provided by the applicant:</p> <ul style="list-style-type: none"> • Drainage Strategy (ref:7657_RH20_Pickhurst Lane_07, issue 2, 02/05/2025) <p>Our previous overall recommendation still stands. More information is required owing to the absence of an acceptable drainage strategy and additional information relating to:</p> <ul style="list-style-type: none"> • Whether the site meets the requirements of the NPPF, PPG, SuDS Non-Statutory Technical Standards (NSTS) (March 2015), the West Sussex LLFA Policy for the Management of Surface Water (2018), and the Horsham District Planning Framework (2015) – Policy 38. 	
MAIN COMMENTS:	
<p>The applicant must provide the following information:</p> <ul style="list-style-type: none"> • Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change event for the existing and proposed site and surrounds. • The following must be addressed in the provided detailed drainage layout plan and associated model for the proposed surface water strategy: <ul style="list-style-type: none"> -The means of surface water conveyance from the rainwater harvesting tanks to the permeable paving sub-base must be provided on the plan and a detail included to ensure the system is credible. -The model simulation settings indicate FSR rainfall data has been used. Rainfall data used in run-off storage calculations must be based upon FEH rainfall values. -No peak rainfall intensity climate change allowance has been applied to the 1 in 30-year rainfall event. A suitable climate change allowance must be applied in the model, and the layout plan updated if necessary. -The proposed diameter and fall of the permeable paving perforated pipe must be shown on the layout plan and modelled to demonstrate adequate drainage of the permeable paving sub-base. Proposed permeable paving levels must be shown on the layout plan to demonstrate conveyance to the perforated pipe is achievable. 	

- The following must be addressed in the provided detailed drainage layout plan for the proposed foul strategy:
 - The proposed foul drainage network from Node F1 to the foul connection from the northern day room indicates pipe gradients below a 1:40 fall. In accordance with Buildings Regulations Part H, a 100mm diameter foul drain must have a minimum fall of 1:40 unless it is anticipated that peak flows are >1l/s (a minimum of 1WC). The applicant must demonstrate either the required peak flow rates or amend the foul network as required.
 - A shut-off valve should be provided downstream of the sampling point on the foul water system to close the network should the treatment unit fail or require maintenance and prevent effluent discharging to the watercourse untreated.
 - The northern cesspool should be located outside of the proposed permeable paving.

The applicant/future owner of the site may wish to appoint a site management company for the maintenance of the proposed surface water and foul water drainage network.

The applicant has correctly identified that in addition to planning permission, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the LLFA, to consent to any works adjacent to or within an ordinary watercourse.

In addition to planning permission, an Environmental Permit from the Environment Agency is required to consent to foul discharges to surface water, unless the PTP is exempt.

An Environmental Permit may also be required for the proposed Cesspools and disposal of the horse effluent off site via tanker, which will require a detailed method statement.

ANY RECOMMENDED CONDITIONS:

n/a

NAME:	A Harman E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	15/05/2025