

TO:	Horsham District Council – Planning Dept
LOCATION:	Land East of Coolham Road West Chiltington West Sussex RH20 2LT
DESCRIPTION:	Approval of details reserved by condition(s) 3, 5, 10 to approved application DC/25/1416.
REFERENCE:	DISC/26/0086
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Site Development Scheme Plan, Drawing No: 19_1022A-011, Revision P01, Dates: 13/03/2026. Author: Green Planning Services • Unbound Surface Drainage Detail, Drawing No: SD(52)002, Date: Unknown, Author: Green Planning Services. • Klargester Biodisk Brochure HDC Drainage require more information to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.	
MAIN COMMENTS: • HDC Drainage note that surface water from the roofs of the mobile home and day rooms will be conveyed in gutters and downpipes and drain down immediately onto the surface of the 'permeable' hardstanding. Point infiltration is not considered ideal, certainly in this scenario where no attenuation has been proposed as part of the surface water management strategy. Whilst <u>not</u> a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development, or the consideration of raingardens etc... • The applicant must consider flow paths of surface water during intense rainfall events, demonstrating that the runoff from these events can be controlled, to confirm there is no adverse flood risk to the development or elsewhere. Evidence of appropriate management and mitigation of exceedance flows are expected within a Drainage Strategy, to demonstrate that the applicant has considered the risks associated to nature, people and property, during such an event. • Any access tracks and areas of hardstanding on which caravans or mobile homes may be sited, must be permeable. The applicant must note that all top-dressing materials which include 'fines' (such as MOT Type 1 stone or road scalping's) are <u>not</u> acceptable, as such materials become compacted over time and effectively become impermeable. To be considered a permeable surface, material with an appropriate void ratio, such as MOT Type 3 stone, must be used. The proposed 'unbound surface' is not currently acceptable and cannot be considered a permeable surface. The applicant must reconsider the design to ensure the construction of the unbound surface is permeable. • The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water. • As a ditch/ watercourse is to be the intended outfall location for treated effluent from a Package Treatment Plant (PTP), the applicant must demonstrate ownership of the	

ditch/ watercourse or otherwise obtain permission from the landowner for use of that feature. This information may also be needed to apply for OWC.

- An assessment of the ditch/ watercourse must be provided, to identify whether the feature is expected...
 - to contain flowing water throughout the year (unless there is a drought or an unusually long period of dry weather). The range of expected water levels should be provided.
 - to seasonally dry up
 - to stay dry for most of the year.
- An assessment of levels must be provided, including the expected invert level of the outfall for the PTP in the ditch/ watercourse.
- Context must be provided regarding the connectivity of the ditch and/or watercourse to waterways within in the wider landscape, as well as influences which might affect water levels in the feature, both upstream and downstream.
- It should be noted that any proposed foul water system and foul water treatment unit should be in line with current legislation and best practice for the management of domestic waste, with any method for disposal justified and appropriate permits sought. All specifications must meet the standard of Building Regulations Part H.
- Maintenance and Management Plans must be provided for both the proposed Foul Drainage Strategy, including access requirements, maintenance frequency and responsibility. The applicant must demonstrate how often the Package Treatment Plant will be emptied and when routine maintenance will be scheduled.

Further evidence in addition to that requested above may be required once the additional information is submitted.

Advisory notes:

- In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body or to ground from the Environment Agency, where non-mains foul drainage is proposed.
- In addition to Planning Permission, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority at West Sussex County Council, to consent to any works adjacent to or within an ordinary watercourse.
- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development.

ANY RECOMMENDED CONDITIONS:

NA

NAME:

A.Furness

DEPARTMENT:

Horsham District Council - Drainage

DATE:

13/04/2026