

Foul and Surface Water Disposal Strategy

1. Purpose

This strategy is submitted to discharge pre-commencement conditions attached to the planning permission granted by Horsham District Council. It outlines the proposed arrangements for the disposal of foul and surface water from the development site, ensuring compliance with relevant planning and environmental regulations.

2. Foul Water Disposal

Foul water from the development will be discharged into a 2,500 Litre Cabin Waste Water/ Effluent Tank. The tank as supplied by Tanks Direct UK manufactured by Rhino meets material BS 6920-1 requirements.

Effluent tank to be fitted with Apollo Ultrasonic Level monitor system to provide warning at 75% capacity as notification before emptying.

All foul drainage will be designed and constructed in accordance with Building Regulations Part H and BS EN 12056 standards. The pipework will be laid to appropriate gradients to ensure self-cleansing velocities and prevent blockages.

3. Surface Water Disposal

Surface water disposal will be managed via a rain water harvesting system. The proposed system is a 4600 ltr tank from Klargestar AquaHarvest Domestic Rainwater Harvesting Range. The system is fully compliant against EN 16941-1:2018 standard (supersedes EN 8515).

Guttering run off from Stable block, Ganny Annexe and Eastern aspect of Barn Roof will be connected via drainage designed and constructed in accordance with Building Regulations Part H and BS EN 12056 standards. The pipework will be laid to appropriate gradients to ensure self-cleansing velocities and prevent blockages linking to Aquaharvest filtration system.

Harvested rainwater will be used to reduce potable water consumption for WC Flushing, Laundry , garden irrigation etc....

Any overflow from AquaHarvest system will be disposed by infiltration to ground via permeable substrate in an area south east of barn.

The proposed strategy includes the use of permeable paving for driveways and parking areas to promote infiltration..

The drainage design includes a 40% climate change allowance to account for increased rainfall intensity. Exceedance flows will be directed to landscaped areas to prevent flooding of buildings and critical infrastructure.

4. Maintenance & Management

All private drainage infrastructure will be maintained by a designated management company. The responsibilities will include:

- Quarterly inspection of tank during emptying under contract arrangement with service provider such as PJ Cole(Southern) Ltd.
- Immediate repair of any defects to prevent pollution or flooding.

A maintenance schedule will be established and adhered to throughout the lifetime of the development.

5. Compliance & Monitoring

This strategy is submitted to support the discharge of planning conditions relating to foul and surface water disposal.

A pre-commencement notification will be submitted to Horsham District Council prior to the start of any works on site. Ongoing monitoring and compliance checks will be conducted to ensure that the drainage systems operate effectively and in accordance with approved plans.