From: Colin Coulthard <colin.coulthard@sunninghill.co.uk>
Sent: 14 March 2025 13:52:07 UTC+00:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Cc: "Ros Green" <ros.green@sunninghill.co.uk>; "Chris Blain" <chris.blain@sunninghill.co.uk>; "J391 Fairfield" <J391Fairfield@sunninghill.co.uk>
Subject: RE: DISC/25/0045 - Fairfield Cottages (Drainage)

Good afternoon Nicola,

I have forwarded the formal objection to SWP for review and response in due course.

With regards to your two additional queries, our response is as follows:

1. Permeable paving relates to only the surface being permeable. There are 3 types of permeable paving shown in the SuDS manual which relate to how surface water escapes from the structure of the permeable paving below ground. These are named Type A, B, and C.

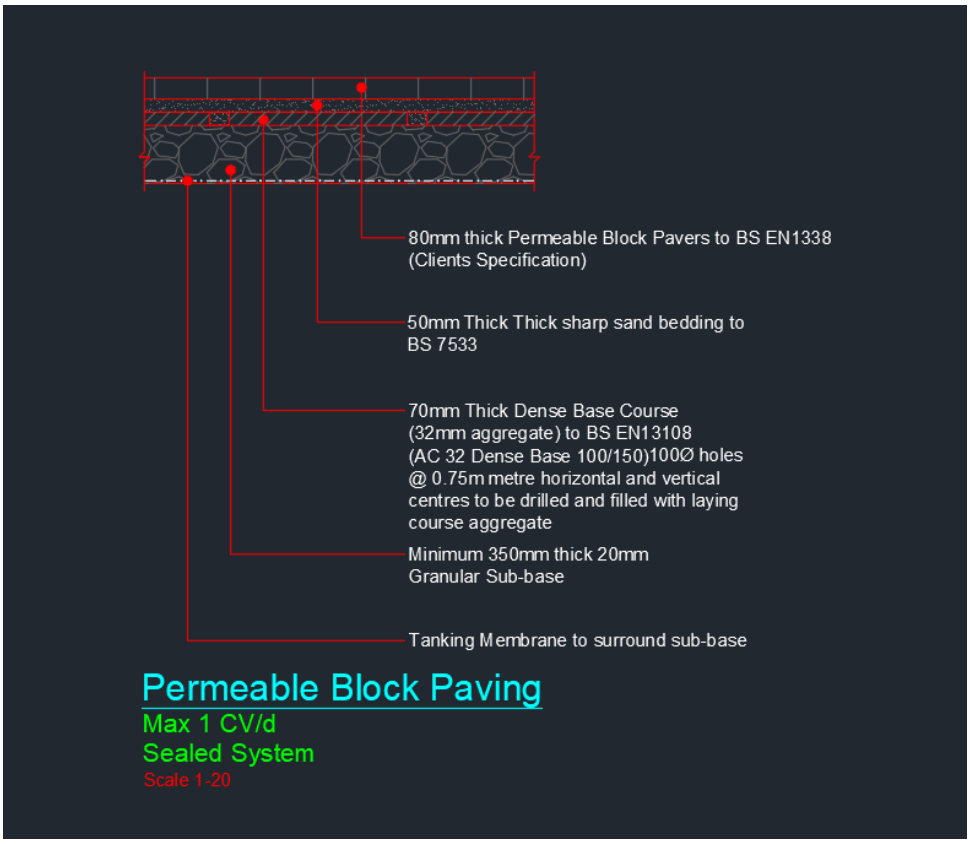
   Type A – The ground conditions allow for the surface water to totally infiltrate into the ground below. No water is discharged to a watercourse/drain.
   Type B – The ground conditions for infiltration are poor and do not allow for total infiltration without flooding. There will then be an additional outlet in the subbase of the permeable paving which allows water to escape into a watercourse/drain.
   Type C – The ground conditions do not allow for infiltration such as high ground water. The subbase of the permeable paving is sealed with an impermeable liner and an outfall is constructed which discharges to a watercourse/drain.

   We are proposing a **type C (sealed) permeable paving system** due to ground water on site being high.

   The permeable paving provides water quality benefits. So, when the water percolates through the surface and subbase, a high percentage of pollutants in the water are left behind before they reach either the bottom of the subbase of the permeable paving, or the outlet of the subbase.

2. The design of the permeable block paving includes for an impermeable layer of asphalt to be laid. This allows for construction traffic to use the rigidity of the hardstanding during construction. Near completion, once construction traffic is removed from site, there are holes drilled through the asphalt layer and filled with porous granular material. This provides a route for the water through the asphalt layer, allowing for the bedding and block pavers to be placed on top.

   A typical detail showing this is as below:



Regards

Colin Coulthard ACIAT
Design Coordinator

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From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Sent: 13 March 2025 15:44
To: Ros Green <ros.green@sunninghill.co.uk>
Subject: DISC/25/0045 - Fairfield Cottages (Drainage)

You don't often get email from nicola.pettifer@horsham.gov.uk. Learn why this is important

Dear Ros

I've been asked to progress a number of conditions applications in relation to the development at Fairfield Cottages, which my colleague, Amanda Wilkes, has been dealing with.

In relation to the drainage scheme, our consultants have come back asking for some additional details (see attached). Looking through their consultation response, I appreciate that some of the requested information might fall under Building Regs, and other elements, such as watercourse consent and connection to sewers, are not generally required in order to discharge a planning condition.

I would appreciate your review of the attached.

I do have another two queries:

1. Reference to the use of permeable paving (sealed) – does this not affect the permeability of the paving, thus negating the benefits of a permeable surface?
2. Also, the permeable paving areas are specified in the CEMP (Cond 3) to be 'Hardstandings constructed as an early activity' associated (with material storage and access) – I would assume that permeable block paving and construction type heavy usage would not necessarily be suited to each other, perhaps you can advise on how this is achieved?

Kind regards
Nic

Nicola Pettifer

Senior Planning Officer

Telephone: 01403 215238

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Horsham District Council
50 YEARS



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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

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