

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North West of Junipers Harbolets Road West Chiltington West Sussex RH20 2LG
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 2, 3, 4, 7 and 8 to approved application DC/24/1409
REFERENCE:	DISC/26/0071
RECOMMENDATION:	More Information Required
SUMMARY OF COMMENTS & RECOMMENDATION: We have reviewed the following information submitted by the applicant in support of the planning application: • Application Form: Application for Approval of Details Reserved by Condition dated 26th February 2026 • Covering Letter (WS Planning & Architecture, 26th February 2026, reference J004997) • As Proposed Technical Details (WS Planning & Architecture, August 2024, reference J004997-TD-01) We are unsatisfied with the level of detail of the information submitted and advise against the Discharge of Condition 2 and Condition 3 until such time the applicant can provide the information outlined below. Condition 2 • The foul drainage outfall must be in line with the foul drainage hierarchy (requirement H1 of the Building Regulations 2010). In the first instance this is into the existing public foul sewer network if available. • If no public infrastructure is available then consideration must be given to wastewater treatment on site with discharge of treated water to a surface water network, ground or water body. Any discharge to ground must be supported by appropriate geotechnical testing in accordance with BRE Digest 365. • Justification for the use of a cesspool must be provided noting the advice above, as this is only acceptable when no other option is feasible. • A foul water drainage strategy comprising a detailed drainage layout, showing pipe sizes, materials, gradients, and outfall location (if applicable). The foul water treatment system or cesspool must be fully specified. The proprietary unit must be sited more than 7m away and downslope from a habitable dwelling. Condition 3: • The applicant should provide an assessment of the current and proposed drainage patterns entering, within, and leaving the site, including an understanding of how surface water would flow across the site in normal and rainfall event conditions. • The applicant should provide a measurement of pre and post development permeable and impermeable areas with supporting catchment plans and calculations. • The Covering Letter details that permeable paving is proposed for surface water drainage. However, no detailed surface water drainage strategy drawings or technical details have been provided as part of this Discharge of Conditions application. Geology indicated by online British Geological Survey records, and	

infiltration suitability provided in the West Sussex SFRA, for the site and surrounding area, indicate there is unlikely to be potential for infiltration at this site. Therefore, suitable justification for this method of disposal has not been provided.

- If infiltration is proposed as a method of surface water disposal, infiltration testing, undertaken in the winter period at the location and depth of the proposed structures, in accordance with BRE Digest 365, CIRIA R156 or another approved method, should be provided via on site testing to support the design. Tests should be undertaken during winter / early spring when ground water levels are typically highest. Suitable geotechnical evidence must be provided to demonstrate that any proposed infiltration features are situated a minimum of 1m above the highest recorded groundwater table.
- The applicant should provide a detailed surface water drainage strategy, including supporting calculations, detailing outfall location, runoff rate/s, required and proposed volumes of attenuation storage, freeboard and sizing of all drainage features. A detailed drainage layout plan should reference all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depth, size, SuDS dimensions, materials and depths.
- The applicant should provide a detailed surface water drainage strategy, including rationale for SuDS selected in line with the Horsham District Planning Framework (2015) – Policy 38 and Industry best practice, such as The SuDS Manual (C753).
- The applicant should provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water assets. Pollution control and water quality measures should be provided in accordance with the Simple Index Approach as outlined in CIRIA C753 The SuDS Manual.
- The applicant should provide a Maintenance and Management Plan including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.
- The applicant should provide drawings showing conveyance routes for the 1 in 100 year plus climate change event and consideration of how exceedance flows for events greater than this will be managed and mitigated on site without significantly increasing flood risk (both on site and outside the development).

Until the above information is received, Horsham District Council cannot determine the suitability of the proposed scheme with regards to surface water and foul drainage.

Condition 4, 7 and 8:

Condition 4, 7 and 8 are not related to drainage and therefore have not been assessed.

MAIN COMMENTS:

As above.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Y Riley
L Derrick
A Johnson

DEPARTMENT:

Horsham District Council - Drainage

DATE:

25/03/2026