White & Sons Est. 1817

jds

2 April 2024

Mrs Emma Parkes
Head of Planning
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Dear Mrs Parkes

Application for discharge of Conditions Nos 3 and 4 of permission DC/21/1230
Erection of a log cabin for rural worker
Stakers Gill Stud, Stakers Lane, Southwater, Horsham, West Sussex, RH13 9JQ

I refer to the above application prepared by this firm on behalf of our clients, Mr & Mrs Luckin. The relevant conditions and details provided to discharge them are set out below.

Planning conditions and details

3. Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

The application is accompanied by plans showing the proposed foul and surface drainage water proposals and associated levels. The new log cabin will utilise the existing 6 person Biodisc which serves the current mobile home which is to be removed. Surface water will drain to the existing culvert.

The engineer has specifically advised that the drainage specification would be as follows:

"6.1 Foul Water Drainage

6.1.1 All new, foul water drains are to be 110mm diameter, Osma drains. Drains are to discharge to the existing, sewage treatment plant, as shown on plans.

6.1.2 All new drains are to be laid in minimum 100mm pea shingle bed and surround, at a minimum fall of 1 in 70, or steeper where possible. Refer to main plan. Note: Any drains laid on 'made up' ground levels, due to the 'cut & fill' ground adjustments, should be laid on a 150mm thick x 450mm wide, lightly reinforced, lean mix concrete bed. Reinforcing is to be one layer of A142 steel mesh. Runs in excess of 6m should incorporate a 12mm Flexcell construction joint through the concrete.

6.1.3 New manholes are to be 275mm diameter and 525mm diameter, upvc Osma manholes, bedded on 150mm thick, C30 concrete slab, incorporating A142 steel mesh, and back filled with lean mix concrete. New inspection chambers are to be 252mm diameter. Manholes are to be fitted with Class A steel frames and covers - all lean mix concrete bedded and back-filled in place. Any internal gullies and their covers are to be double sealed, greased and screwed down.

6.1.4 New gullies are to be roddable, Osma, bottle trap gullies, all held in C30 concrete. Gullies are to be fitted with black gratings. Waste is to discharge below the grating line.

6.1.5 All foul water drainage is to be laid in strict accordance with BS8301:1983 (as amended). Drains are to be inspected and water tested (following back-filling) by the Clients, upon completion of the entire project.

6.1.6 The head of drain run soil and vent pipe is to be taken up through the roof-line, with a traditional, Code 4 lead weathering slate. Svp is to be located minimum 900mm vertically or 3000mm horizontally from any opening. Svp is to terminate with a durable cage. Note: Where visible externally, svp is to be a black, upvc component, or plastic, painted with black gloss paint (no under-coat). Other vent pipes are to be as shown on main plans and referred to as stub-stacks.

6.1.7 All svp / stub stack bases are to have 87.5° rest bends, held in C30 concrete.

6.1.8 All stub stacks are to terminate above the highest appliance level, fitted with a Durgo air admittance valve or another, similar approved product. Outlets are to be softwood cradled and boxed with 12mm MDF, ensuring low level, screw fixed access is available for any maintenance/repair. Super-structure manufacturer is to clarify, if necessary.

6.1.9 Existing, sewage treatment plant is to be site checked, by Clients, and serviced if necessary.

6.1.10 Access drains, serving the sewage treatment plant, are already installed, before and after the sewage work's main inlets/outlets.

6.2 Above Ground Level Plumbing.

6.2.1 All waste pipes are to be upvc, laid in strict accordance with BS5572:1978. All appliances, with the exception of the WCs, are to be fitted with 75mm deep seal traps. Note: All waste pipes are to have rodding eyes at the changes of direction.

6.2.2 Head of drain run/s are to see 110mm diameter, naturally vented, soil and vent pipe.

6.2.3 Water efficient appliances and fittings are to be used throughout.

6.2.4 All sinks, wash hand basins and showers are to have heated mains water supply. Heating engineer is to size and design a system in accordance with BS 6700:2006 and A1 2009. Any bath/shower is to have a heat restrictor fitted to the hot water tap – maximum temperature 48°C.

6.2.5 Kitchen wastes are all to be individual, 40mm diameter, with 75mm deep seal traps.

7.0 Surface Water Drainage

7.1 Above ground drainage is to take the form of guttering and down-pipes, as specified by others. Down-pipes will discharge directly over concrete held, Osma, bottle trap gullies. Clients

are to allow for thermal movement in all lengths of guttering. All up-rights are to be secured using minimum 3 No. brackets per storey.

7.2 Rainwater will discharge to an existing, open culvert sited on the north-west boundary."

4. Pre-commencement (slab level) Condition: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include (but not be limited to) the following details:

- ***The sampling regime and parameters etc, recognising that the sampling may need to be undertaken by a DWI certified sampler and analysed by a UKAS accredited lab.***
- ***Detail on how any failure of any samples will be investigated and managed.***
- ***Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit***
- ***Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.***
- ***Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.***
- ***Detail on the continuity of supply during dry periods extending beyond 35 days.***
- ***Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.***
- ***Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority.***

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

This pre-commencement condition was proposed by the case officer by email on 19th October 2022. The applicant however provided reasons in a response dated 20th October 2024 as to why this pre-commencement condition was not agreed as the proposed rainwater harvesting was not intended to serve the proposed accommodation and would only meet livestock needs. It is therefore considered that the condition was added in error and therefore the opportunity should be taken to discharge the requirements as they do not meet the legislative requirements of the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

Notwithstanding this, the rainwater harvesting system would be implemented in accordance with the WNS. The system would be managed and maintained by periodic inspections as required by the applicant and at least every 6 months with any remedial work carried out if required to ensure continued functionality. The layout and drainage route for the rainwater harvesting system were shown on the block plan included on the block plan. Cleaning would take place when required and in advance of forecast rainfall to allow for sufficient time for the rainwater tank to be replenished and when the drinking troughs are already full. The toughs would then be separately cleaned when the tank is sufficiently full to enable them to be refilled with rainwater. As the rainwater harvesting does not serve as potable water for domestic consumption, sampling, testing, metering and treatment are not required. In an emergency situation where sufficient rainwater is not available beyond the drought period which the

system is designed for, the applicants would need to utilise the existing mains water supply to ensure the welfare of livestock. This scenario is considered unlikely given the provision of a 30,000 litre tank with capacity for 41 days supply in excess of the drought period guidance.

Conclusions

The application includes the relevant forms and information for the discharge of conditions 3 and 4.

I trust that the above is satisfactory. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Julian Sharpe MRTPI
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