

TO:	Horsham District Council – Planning Dept
LOCATION:	Rose Cottage Bakers Lane Shipley West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5, 6, 7, 8 and 9 to approved application DC/25/2028.
REFERENCE:	DISC/26/0226
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Planning Condition Report, Dated: July 2026, Author: J. Winter • Location Plan, Rev A. Dated: Nov 2025, Author: Unknown. • Site Plan (As Proposed) ROSE-02 Rev B, Dated: Nov 2025, Author: Unknown. • Proposed Plans/ Elevations, Dated: Nov 2025, Author: Unknown. • Streetscape Elevation, Dated: Nov 2025, Author: Unknown. Page 5 of the Planning Condition Report provides detail of the intended Drainage Strategy, which notes <i>'The location of the drainage channel, drainage pipes and sewage treatment plant, together with the flow direction of foul water, is shown on Site Plan (As Proposed) ROSE-02 Rev B.'</i> It also notes <i>'Rainwater will continue to soak into the ground as it always has done'.</i> HDC Drainage notes the applicant has provided details of the existing Sewage Treatment Plant, including its make, the company responsible for its installation and limited detail regarding the management of the unit. The applicant should provide information regarding the age of the Sewage Treatment Plant and its capacity. It would be desirable for the applicant to provide a brief history of maintenance within recent years or an assessment which demonstrates the unit is in good working order. How will the water from the Hot Tub be emptied? To note, the chemicals to treat the water must be neutralised before being allowed to be emptied onto the ground. The management of rainwater on site has not been considered, which is undesirable, however given the scale and nature of the proposed development and the position of the development within the landscape, HDC Drainage does not consider this development will have an unacceptable impact on the risk of flooding on site or to the local area.	
MAIN COMMENTS: • The use of permeable hardstanding must be considered and any gravel used must be MOT Type 3 or similar and must not contain fines. Advisory notes: • Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development, for non-potable use.	

ANY RECOMMENDED CONDITIONS:

NA

NAME:

A.Furness

DEPARTMENT:

Horsham District Council - Drainage

DATE:

20/08/2026