TO:	Horsham District Council – Planning Dept
LOCATION:	Sluetts Farm Buildings Two Mile Ash Horsham West Sussex RH13 0LA
DESCRIPTION:	Approval of details reserved by condition 3 to approved application DC/23/0306
REFERENCE:	DISC/24/0247
RECOMMENDATION:	More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the following information:

- Application Form – Application for Approval of Details Reserved by Condition (24 September 2024)
- Savills Covering Letter (24 September 2024)
- Cover Letter (Herrington, 13 May 2024, NA/3983/2024_001_r0)
- Cover Letter – Further Information (Herrington, 17 September 2024, NA/3983/2024_002_r0)

Pre-Commencement Condition 3: *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.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

We have reviewed the information provided by the applicant in support of the planning application. Whilst the applicant has addressed many of the previous shortfalls in information, provision of information is still outstanding. The outstanding items are as follows:

- The SuDS Maintenance and Operation manual provided must include proprietary device manuals, for all drainage features and SuDS devices as previously requested.
- The proprietary device must have evidence of its SIA mitigation indices in line with the British Water code of practice: Assessment of Manufactured Treatment Devices Designed to Treat Surface Water Runoff. If not available, then the device can only be considered as a guard/filter rather than provision water quality mitigation.
- The Indicative Foul Water Drainage Layout (P1) has been revised. Manholes are required where pipe bends are located. It is noted that IL are assumed with the note that these will be confirmed following survey at detailed design. This must be provided at this Discharge of Condition stage to demonstrate the levels are suitable for a connection, to confirm the scheme is feasible.
- Further to the above, the Indicative Surface Water Layout drawing and the Indicative Foul Water Drainage Layout notes that *"once topographic survey data is available, levels are to be reviewed as part of the detailed design for the proposed drainage network*". This information must be provided at this Discharge of Condition stage.
- As previously, we require a detailed drainage layout in line with Sewerage Sector Guidance and/or Building Regulations Part H to be provided, including showing pipe sizes, materials, gradients, and outfall location.

• Confirmation of permission to connect to the public sewer must be provided by Southern Water. • In accordance with the West Sussex Surface Water Management Policy, Ordinary Watercourse Consent must be sought from the LLFA prior to any works that affect the flow of water in the watercourse. Grant of planning permission itself, does not allow construction to commence without grant of an Ordinary Watercourse Consent.	
MAIN COMMENTS: As above.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Y Riley E Edney P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	17/10/2024