TO:	Horsham District Council – Planning Dept
LOCATION:	Barns Green Stores, Chapel Road, Barns Green, Horsham
DESCRIPTION:	Application for Approval of Details Reserved by Condition 5 and 6 to approved application DC/19/2052
REFERENCE:	DISC/24/0288
RECOMMENDATION:	Not Satisfied – More Information Required

SUMMARY OF COMMENTS & RECOMMENDATION:

On the 20/02/2025, Horsham District Council's Drainage Department provided a consultation response to this planning application, advising the provision of more information, prior to the Discharge of Condition 5.

The applicant has since provided the following information in support of the planning application:

- Consultation between Aegaea Ltd and T-T Pumps Limited (11/04/2025)
- Aegaea, Drainage Strategy Addendum (Issue 2, 14/04/2025)

Condition 5

We have reviewed the additional information provided. Whilst the applicant has addressed many of the previous concerns raised, more information is required. We advise the following outstanding information is provided prior to the Discharge of Condition 5.

To comply with Sewage Sector Guidance Design and Construction Guidance or Building Regulations Part H, the applicant is required to provide the following information for the proposed foul strategy:

- Foul drain/sewer diameters and gradients
- Invert level of proposed point of connection to the existing foul sewer
    - to be determined by trial hole or other site survey information
    - to verify a gravity connection is viable from the development
    - to check any crossovers with the surface water system

The applicant has correctly identified that in addition to planning permission, approval is required from Southern Water for connection to the public sewer under Section 106 of the Water Industry Act 1991. If required, the drainage strategy is reliant on this approval. It is illegal under Section 109 of the Water Industry Act 1991 to make a connection to the public sewer without approval.

Advisory Comment – Flood Risk

The following is not applicable to the discharge of Condition 5.

The Risk of Flooding from Surface Water flooding dataset was updated in January with the National Flood Risk Assessment dataset. While Planning was approved on the current available dataset, the applicant may wish to assess the design surface water flood depth in accordance with this new dataset and indicate resilience methods to 600mm above predicted design flood levels to ensure the development is safe.

Condition 6 Condition 6 does not fall under the discipline of drainage and is therefore not assessed.	
MAIN COMMENTS: As above	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	A Harman E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	13/05/2025