

TO:	Horsham District Council – Planning Dept
LOCATION:	The Green Goose Green Lane Goose Green West Sussex
DESCRIPTION:	Approval of details reserved by condition 3 to approved application DC/26/0520
REFERENCE:	DISC/26/0264
RECOMMENDATION:	More Information - Modification
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Drainage Strategy, Dated: August 2026, Author: EAS Ltd HDC Drainage request an amendment is made to the drainage strategy.	
MAIN COMMENTS: • The Sewage Treatment System is located too close to the watercourse – this must be sited at least 10m away from the receiving watercourse, and 10m away from other watercourses (Building Regulations Part H). • It is noted that the Foul and Surface Water sewers connecting to an outfall in the ditch/watercourse, is located beneath an access track, which will likely facilitate the movement of heavy transport vehicles. Please provide suitable ground re-enforcements to protect drainage features. • The applicant must confirm whether the receiving ditch/ watercourse is expected to contain water throughout the year, noting that discharges to watercourses that seasonally dry up are not allowed under the general binding rules. Photo 3 would indicate that this ditch is expected to dry up seasonally. In which case, an alternative <u>foul</u> drainage strategy <i>may</i> be required. • If a ditch and/or watercourse is present on site, an assessment of each feature must be provided, to identify whether the feature is expected... ○ to contain flowing water throughout the year (unless there is a drought or an unusually long period of dry weather). The range of expected water levels should be provided. ○ to seasonally dry up ○ to stay dry for most of the year. • The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water. • It should be noted that any proposed foul water system and foul water treatment unit should be in line with current legislation and best practice for the management of domestic waste, with any method for disposal justified and appropriate permits sought. • Maintenance and Management Plans must be provided for both the proposed Foul and Surface Water Drainage Strategy, including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.	

Further evidence in addition to that requested above may be required once the additional information is submitted.

Advisory notes:

- In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body or to ground from the Environment Agency, where non-mains foul drainage is proposed. Please be advised, for discharge to ground, if the infiltration rate is acknowledged to be poor on site, Percolation Testing (BS6297) is advised, as this will be a requirement of the Environment Agency should the applicant need to apply for an environmental permit. Please correspond with the EA for confirmation.
- 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:	09/09/2026