TO:	Horsham District Council – Planning Dept
LOCATION:	Redgates, Burnthouse Lane, Lower Beeding, West Sussex
DESCRIPTION:	Change of use of land to allow the siting of a single gypsy pitch.
REFERENCE:	DISC/25/0199
RECOMMENDATION:	More information required, see comments below for detailed overview.

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the below information provided by the applicant in support of the planning application:

- Application for Approval of Details Reserved by Condition – Application Form (24/06/2025)
- DISCHARGE OF CONDITIONS STATEMENT For the Change of use of land to allow the siting of a single gypsy pitch (25/06/2025)
- Drain and Pipe Specifications (25/05/2025)
- Water Neutrality Report (cgs civils, 24/06/2025)

We have also reviewed our response on the regulatory conditions imposed onto the applicant as per the last application DISC/24/0122, submitted to discharge multiple conditions on Planning Approval DC/24/0273, to verify the matters outstanding.

The only regulatory condition applicable to this review is condition 2, which reads as follows:

"*Within 3 months of the date of the decision hereby granted, a drainage strategy detailing the means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*"

Condition 3 can only be assessed upon submission of an acceptable maintenance regime and full specification of all elements of the surface and foul water system, addressing all the requirements of the condition as worded. We have not reviewed any of the submission with regard to Condition 3 as applied to DC/24/0273.

We have reviewed the evidence provided by the applicant in support of the Discharge of Condition 2 as applied to DC/24/0273. We require evidence to show surface water and foul water drainage have been considered.

Therefore, we require **more information** to support the proposals to determine that the site drainage meets the requirements of the NPPF and PPG, SuDS Non-Statutory Technical Standards (NSTS) (June, 2025), and the Horsham District Planning Framework (2015) – Policy 38.

The following information is required, detailed in the Main Comments section and summarised below:

- An assessment of current and proposed site drainage patterns.
- Measurement of pre and post development permeable and impermeable area.

- Evidence of pollution prevention.
- An assessment of rainwater tank overflow.
- Foul drainage layout showing connection to proposed foul water treatment system and method of disposal of treated foul water or justification and details of septic tank system.

MAIN COMMENTS:

- The applicant should provide an assessment of the current and proposed drainage patterns entering, within, and leaving the site, including an understanding of how surface water would flow across the site in normal and rainfall event conditions.

- The applicant should provide a measurement of pre and post development permeable and impermeable areas with supporting catchment plans and calculations. Should the development increase the area of external hardstanding on the pitch, details of attenuation and outfall destination should be provided. A detailed drainage layout plan will be required, which should reference all assets showing characteristics such as; pipe sizes and materials, gradients, size, SuDS dimensions, materials and depths.

- The applicant should mitigate surface water runoff through a suitable and justified method of disposal, such as infiltration or discharge into a watercourse. If infiltration is proposed as said method, then suitable geotechnical evidence must be provided to demonstrate that any proposed infiltration features are situated a minimum of 1m above the highest recorded groundwater table. This includes infiltration testing, undertaken in the winter period at the location and depth of the proposed structures, in accordance with BRE Digest 365, CIRIA R156 or another approved method, should be provided via on site testing to support the design.

- The applicant should provide flow and volume rates with supporting evidence, for greenfield and brownfield sites as appropriate (see the UKSUDS.com tool): Existing runoff rates should be provided for the 100% Annual Exceedance Probability (AEP), 3.33% AEP and 1% AEP storm event and include the value of Qbar. This is to justify the applicants design of their surface water management features.

- The applicant proposes to utilise a rainwater harvesting tank to collect rainwater from the roof which will be treated for use as drinking water. The applicant should provide plans outlining where overflows will go if the rainwater tank becomes full. Rainwater harvesting tanks are not suitable as the primary method of attenuation.

- The applicant should provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water assets. Pollution control and water quality measures should be provided in accordance with the Simple Index Approach as outlined in CIRIA C753 The SuDS Manual.

- The applicant proposes to utilise the existing septic tank system. They must prove there is no viable alternative using a foul water treatment with discharge to ground or to a surface water body as with the surface water system. If there is no viable

outfall for treated foul water and a septic tank is the only reasonable method of foul water drainage, then more details would be required The location of this tank should be denoted on a plan, with details of piped connections from the proposed pitch to the tank provided. The applicant is yet to provide the information and until such time as this information is received, Horsham District Council Drainage cannot determine the suitability of the proposed scheme with regards to surface water and foul drainage.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	S Goddard E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	30/07/2025