

DRAINAGE STRATEGY

Planning Application: DC/24/0273 - Discharge of Condition 2

Site Address: Redgates, Burnthouse Lane, Lower Beeding, West Sussex
Development: Change of Use of Land to Allow the Siting of a Single Gypsy Pitch
(Retrospective)



The objective for rural business is to sustain a balanced outcome, a delicate relationship between productive activity which includes farming and rural enterprise and the conservation of the environment both historic and landscape needs to be maintained. The rural economy is a constantly changing paradigm and should be nurtured, supported and promoted because it forms the core of the nation.

1. INTRODUCTION

This Drainage Strategy has been prepared to discharge Condition 2 attached to Planning Permission DC/24/0273, which requires details of foul and surface water disposal arrangements to be submitted to and approved in writing by the Local Planning Authority.

The development comprises a single gypsy pitch with a cabin situated on a permeable hardstanding surface. The drainage arrangements described below ensure that the site is appropriately drained and comply with Policy 38 of the Horsham District Planning Framework (2015).

2. EXISTING SITE CONDITIONS

The cabin is located within an established gypsy pitch at Redgates, Burnthouse Lane, Lower Beeding.

The cabin is erected on a permeable hardstanding surface which allows rainwater infiltration directly into the ground. The hardstanding has been designed in accordance with Sustainable Drainage Systems (SuDS) principles and provides a self-draining surface suitable for caravan and gypsy pitch use.

Ground levels naturally fall towards the adjacent drainage ditch located to the rear of the site.

3. FOUL WATER DRAINAGE

An existing septic tank is located approximately 25 metres east of the cabin.

Any foul water generated by the occupation of the pitch is directed to this existing septic tank. The septic tank serves the site and remains operational.

No additional foul drainage infrastructure is required as part of the approved development.

The septic tank and associated drainage arrangements will continue to be maintained by the site owner in accordance with current Environmental Permitting Regulations and Building Regulations requirements.

4. SURFACE WATER DRAINAGE

Surface water disposal is proposed in accordance with Sustainable Drainage Systems (SuDS) principles.

4.1 Permeable Surface

The pitch is surfaced with permeable hardstanding which allows rainfall to infiltrate naturally into the ground. This significantly reduces surface water runoff and provides source control in accordance with SuDS guidance.

4.2 Roof Water Drainage

Rainwater from the cabin roof is collected via guttering and downpipes.

The collected roof water is discharged through a 150mm diameter drainage pipe installed to the rear of the building.

The pipework is laid with appropriate falls and conveys surface water directly to the existing drainage ditch located adjacent to the site.

The drainage pipe will be installed at an approximate depth of between 600mm and 750mm below ground level.

4.3 Storm Water Management

The combination of:

- Permeable hardstanding;
- Natural ground infiltration; and
- Controlled discharge of roof water to the existing ditch;

ensures that surface water and stormwater are effectively managed on site without increasing flood risk elsewhere.

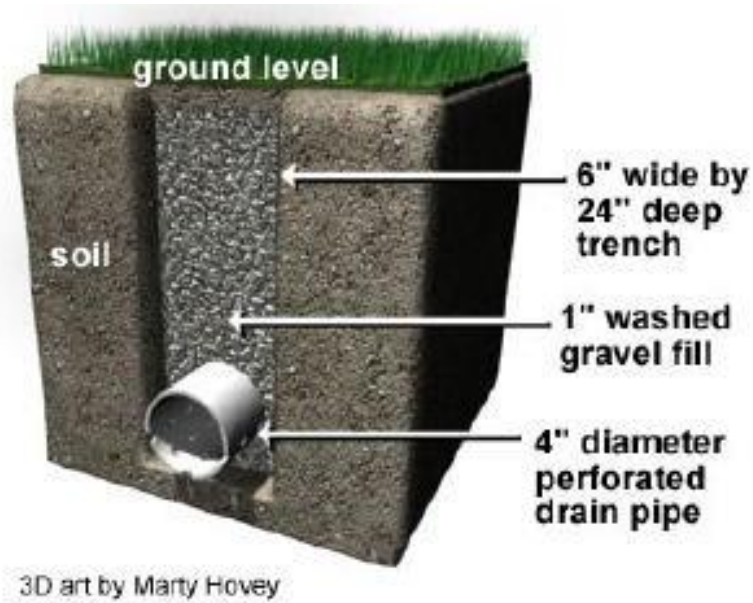
5. DESIGN STANDARDS

The drainage system will be installed and maintained in accordance with:

- Building Regulations Approved Document H – Drainage and Waste Disposal;
- CIRIA SuDS Manual (C753);
- BS EN 752 Drain and Sewer Systems Outside Buildings;
- Current Environment Agency guidance where applicable.

All drainage pipework will be laid to suitable gradients to ensure positive drainage and prevent standing water.

The drain will be roughly 600mm to 750 deep as indicated in the picture below. The attached plan shows a simple rainwater drainage system as required for this pre application condition.



MAINTENANCE

The drainage system will be maintained by the site owner.

Maintenance will include:

- Regular inspection and cleaning of gutters and downpipes;
- Inspection of the 150mm surface water pipework;
- Removal of debris from drainage outfalls;
- Periodic inspection of the adjacent ditch to ensure free flow of water;
- Ongoing maintenance of the existing septic tank in accordance with manufacturer recommendations and statutory requirements.

7. CONCLUSION

The site benefits from a sustainable drainage arrangement comprising permeable hardstanding, natural infiltration and controlled discharge of roof runoff to the adjacent ditch.

Foul drainage is provided via the existing septic tank located approximately 25 metres east of the cabin.

The proposed drainage arrangements provide an appropriate means of foul and surface water disposal and ensure that the development is adequately drained in accordance with Condition 2 of Planning Permission DC/24/0273 and Policy 38 of the Horsham District Planning Framework (2015).

Prepared for submission to Horsham District Council in discharge of Condition 2.