Shazia Penne
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

29th November 2024
Our Ref: D2309
Planning Ref: DC/24/0552

Dear Shazia,

RE: EBSWORTH COTTAGE, THE STREET, NUTBOURNE, WEST SUSSEX

With reference to the additional drainage comments dated 26th November 2024, please accept this as our response as the applicant's appointed drainage consultant.

BP Civils has been informed by Euan Clark of Folkes Architects of discussions between yourself and Euan in view of the request for further information from the drainage consultants acting on behalf of Horsham District Council.

BP Civils concurs with the shared views that the additional information being requested by the drainage consultants acting on behalf of Horsham District Council exceeds what is reasonably necessary for this type of minor application.

The concrete slab – which is already in-situ – measures less than 50m^2. The level of assessment and information which is being requested in view of this is wholly disproportionate to the level of development.

The technical note prepared by BP Civils dated 17th October 2024 has already provided a commentary of surface water drainage hierarchy opportunities and constraints with evidence provided in respect of this. This confirmed that infiltration is not viable, there are no watercourses within the vicinity of the site, nor are there any public surface water sewers nearby. Additionally, it was confirmed there are no public highway drainage assets within the vicinity of the site.

Enclosed are Southern Water's public sewer records for reference. The nearest foul water sewer is c. 70m north-west of the site. It is not considered appropriate to connect to this. The comment made in respect of *'If the connection point distance is more than the number of properties to be built on the site multiplied by 30m, a public sewer connection is considered unreasonable'* is also not considered relevant as the planning application does not propose the construction of any properties.

The proposed gravel surface which is to be provided in front of the existing concrete slab is free draining and permeable.

The request for detailed surface water drainage layouts and supporting calculations as well as maintenance documentation is disproportionate and unwarranted in view of the application, what is proposed and/or what is already in situ.

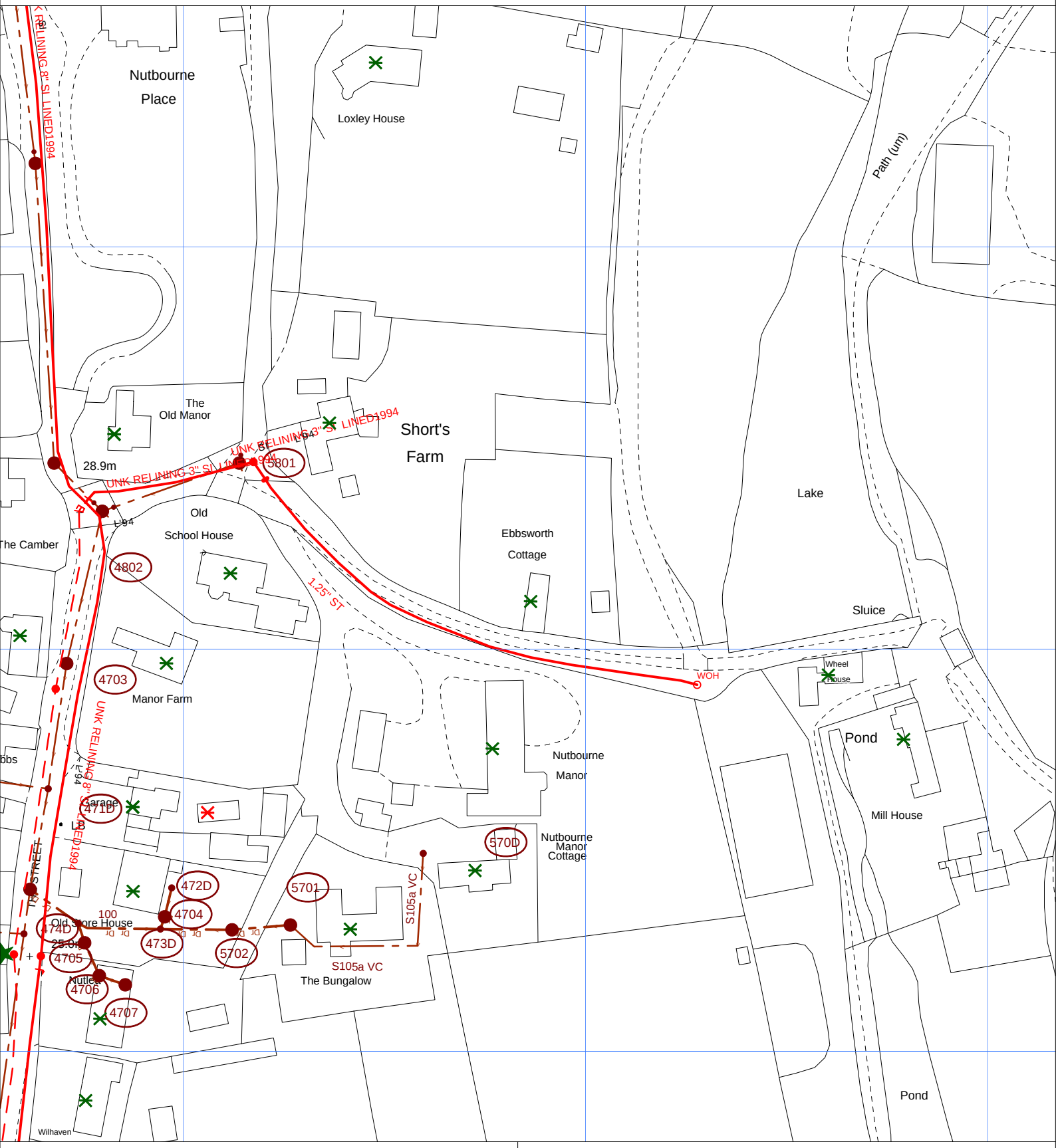
The level of information requested by the drainage consultants acting on behalf of Horsham District Council is disproportionate and excessive; sufficient information has already been provided to the council to assess the drainage strategy and form a decision that the proposal is acceptable.

Yours sincerely,

Stuart Burnett
BP Civils

Encl. Southern Water public sewer records

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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Southern Water

O.S. REF: TQ0718NE	Scale: 1:1250	Printed By: kishoku	Date: 25-2-2022
Screen Print		Southern Water MapGuide Browser	
WARNING: BAC pipes are constructed of Bonded Asbestos Cement		Requested By:	
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement			