TO:	Horsham District Council – Planning Dept
LOCATION:	Hatches House, East Street, West Chiltington, West Sussex
DESCRIPTION:	Variation of Condition 1 of previously approved application DC/20/0514 (Conversion of outbuildings to separate two storey dwelling) To alter the raised height of roof, extent of doors to sunken terrace reduced, brick chimney removed, additional glazed door added, bedroom 2 ensuite removed, sunken terrace extended, bedroom 4 added, rooflight added and location altered and lead rolled roof added.
REFERENCE:	DC/24/1629
RECOMMENDATION:	Not Satisfied – More Information Required

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the following information in support of the Variation of Condition 1 application:

- Bright Plan Civils, Engineering Layout (ref: D2050-300, rev I, 01/08/2024)
- Surface Water Calculations

We are **not satisfied** with the information provided and would recommend the following information is provided prior to the variation of Condition 1 to ensure compliance with the West Sussex LLFA policy for the Management of Surface Water, Building Regulations Part H and BRE365:

- The applicant has indicated infiltration testing is complete, the following information is required:

  -The details of this testing e.g. location, depth and results.

  -For the purpose of design, the percolation rate must be applied to the sides of any proposed infiltration structure only and the rate for the base must be zero, unless otherwise agreed with the LPA engineer.
- The applicant should provide evidence of measures to prevent pollution of the receiving groundwater. Pollution control and water quality measures should be provided in accordance with the Simple Index Approach as outlined in CIRIA C753 The SuDS Manual. This is especially apparent at this site which is located in Source Protection Zone (SPZ) III.
- The applicant has provided a surface water drainage strategy layout plan and associated calculations. The following information is required:

  -Proposed surface water drains must fall at a minimum of 1:100 for 100mm diameter drains and 1:150 for 150mm diameter drains.

  -Simulation settings use FSR rainfall data. This is not appropriate. FEH rainfall data must be used.

  -Contractors should investigate the potential clash between the proposed soakaway and an existing land drain.

  - As per best practice, point infiltration devices should be a minimum of 5m from structures and boundaries.

  - Structural detail should be provided, or an alternative route found, for the pipework running under the existing building foundation to ensure that the structure is not compromised by the works.

- The applicant should provide a Maintenance and Management Plan including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.
- The applicant should provide drawings showing conveyance routes for the 1 in 100 year plus climate change event and consideration of how exceedance flows for events greater than this will be managed and mitigated on site without significantly increasing flood risk (both on site and outside the development).
- The applicant has provided a foul drainage layout plan. The following must be provided:

  - The S106 agreement with Southern Water, to confirm that they are satisfied with the arrangement of sewers within the site curtilage serving Hatches House.

  -Foul drain diameters and fall for completeness.

MAIN COMMENTS:

As above.

ANY RECOMMENDED CONDITIONS:

n/a

NAME:	A Harman E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	21/05/2025