TO:	Horsham District Council – Planning Dept
LOCATION:	Topham Farm, Rusper Road, Horsham, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 1,2,3,4,5,6,7 and 8 to approved application DC/23/0213
REFERENCE:	DISC/24/0094
RECOMMENDATION:	Condition 3: Not satisfied, more information required

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the following information:

- Maintenance Schedule (CGS Civils, 22 August 2024, Rev P, ref: C2719)
- Foul and Surface Water Drainage Report (CGS Civils, 15 October 2024, Rev P2, Ref: C2719)
- Drainage Layout Sheet 1 of 2 (CGS Civils, 15 October 2024, Rev PL2, Ref: C2719-PL-101)
- Drainage Layout Sheet 2 of 2 (CGS Civils, 15 October 2024, Rev PL2, Ref: C2719-PL-102)
- Construction Details (CGC Civils, 15 October 2024, Rev PL1, Ref: C2719-PL-301)
- Impermeable areas & overland flow route plan (CGS Civils, 15 October 2024, Rev PL2, Ref: C2719-PL-401)

Condition 3

Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

We have reviewed the information provided by the applicant in support of the planning application. Whilst the applicant has addressed many of the previous shortfalls in information, provision of the information is still required or advised:

- Supporting flow calculations in line with Sewerage Sector Guidance and/or Building Regulations Part H must be provided. The applicant has stated the maximum discharge rate of the foul water will be 0.0035 l/s. The applicant has not provided supporting calculations or stated the methodology used. This must be provided as supporting evidence.

- In line with the above and as previously requested, should the rates be updated in line with the Sewerage Sector Guidance and/or Building Regulations Part H, the drainage model should account for peak foul flows contributing from node F4 to outfall to ensure sufficient capacity within the proposed sewer network.

- The Drainage Layout drawings show node S3 as the control chamber, connected to the adjacent attenuation tank via a 150mm pipe. There is no clear inflow and outflow shown. The connections between node S3 and the attenuation tank, two upstream rainwater harvesting tanks, and the filter drain is also unclear on the Drainage Layout drawings and no further information is provided in the Construction Details drawing. The applicant must provide details how the

attenuation storage connects with the wider network.

- The updated Drainage Report Table 3 incorrectly assesses runoff destination. The current proposals indicate discharge of 'Residential Roof' runoff to surface water (groundwater is stated in Table 3) and 'Other roofs' runoff destination to the groundwater via the permeable paving (in addition to the surface water as correctly assessed). Furthermore, Table 4 does not include the Residential Roof runoff source, and the error is carried forwards for the 'Other roofs'. This should be updated in the Drainage Report to demonstrate that suitable pollution mitigation is proposed.

- In accordance with the West Sussex Surface Water Management Policy, Ordinary Watercourse Consent must be sought from the LLFA prior to any works that affect the flow of water in the watercourse.

- The applicant may also require an Environmental Permit from the EA for discharge of treated effluent to the watercourse.

MAIN COMMENTS: As above	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Y Riley S Odigie P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	30/10/2024