From: Riley, Yvonne [redacted]
Sent: 25 April 2025 14:23
To: Planning
Cc: Horsham Drainage
Subject: DC/25/0585 - Horsham Drainage

Categories: Consultations

Good afternoon,

Ref: DC/25/0585

Stantec received a request from Horsham District Council on the 17/04/2025 to provide a consultation response to application DC/25/0585. This application is for the '*Variation of condition 10 of previously approved application reference DC/22/1538 (Erection of 1no. 3-bed detached dwellinghouse with a single garage and additional off road car parking space) regarding revised drainage strategy.'*

Condition 10 of application DC/22/1538 is as follows: '*No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, details of the rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter. Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 217 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species)'.* The applicant has indicated they wish to *'Vary the condition as per the revised drainage strategy showing that water harvesting can be accommodated 100% on site and that the S106 application for off-site offsetting measures is not required'*

We believe we should not be commenting on this application from a flood risk and drainage perspective, because both the condition and variation of condition are relevant to water neutrality. Please can you let us know if there are any other reasons for which we should be commenting on this application that we are unaware of.

Kind regards,

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