TO:	Horsham District Council – Planning Dept
LOCATION:	Woodfalls Stud Loxwood Road Rudgwick Horsham West Sussex RH12 3DW
DESCRIPTION:	Erection of a temporary (three years) two-bedroom rural workers (equestrian)dwelling, and a single storey equestrian building (amended description).
REFERENCE:	DC/24/0103
RECOMMENDATION:	More Information required

SUMMARY OF COMMENTS & RECOMMENDATION:

Horsham District Council previously responded with

- an 'Objection' to this application on 15th February 2024
- with a requirement for 'More Information' on 8th July 2024 and
- with a requirement for 'More information' on 22nd July 2024.

The applicant has since provided additional information contains within:

- Drainage Strategy (Lanmor Consulting, 07/08/2024, Rev A, Reference: 231718/DS/AG/RS/01)

Recommendations

We have reviewed the additional evidence provided by the applicant in support of the planning application. Whist the applicant has addressed many of the previous shortfalls in the information provision, the details outlined in the 'Main Comments' of this response are still outstanding. These outstanding items are listed in the 'Main Comments' section.

Although some items remain unresolved, we are satisfied that the temporary nature of the proposed development suggests the provided drainage design is likely achievable, subject to the further information requested and additional supporting design details listed in the 'Main Comments' section. Therefore, if HDC is inclined to approve this application, we require the following conditions to be placed on the approval, should it be granted by the LPA.

Condition 1

Development shall not begin until a surface water drainage scheme for the site, based on, (reference submitted documents) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Detailed surface water drainage layout plan, suitable for a Full application, referencing all assets and showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depth, size, SuDS dimensions, materials and depths.
- An assessment of groundwater levels to determine if the permeable paving is susceptible to; flooding thereby preventing network attenuation and floatation. Both issues can be mitigated with adequate design.
- The provision of location, water quality mitigation, and exceedance routes of the muck heap and wash down facilities.

- The provision of a network design.
- The provision of proprietary device manuals, for all drainage features and SuDS devices. The maintenance schedule should also include the maintenance regime of the flow control device.

Condition 2

Development shall not begin until a foul water drainage scheme for the site, based on (reference submitted documents), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- The provision of a foul water drainage strategy, with supporting flow calculations in line with Sewerage Sector Guidance and/or Building Regulations Part H, including a detailed drainage layout, showing pipe sizes, materials, gradients and outfall location.
- Confirmation from Southern Water regarding the connection to the existing foul sewer network.

MAIN COMMENTS

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

- Control orifices of 100mm or less must be guarded to reduce the risk of blockages. Flow control chambers must be provided with an overflow weir. This must be included the design.

- Groundwater levels should be assessed to determine if the permeable paving is susceptible to flooding, thereby preventing network attenuation and floatation. Both issues can be mitigated with adequate design. (this was a previous February 2024 recommendation that requires addressing).

- The location, water quality mitigation, and exceedance routes of the muck heap and wash down facilities must be provided. (this is linked to a previous February 2024 recommendation concerning groundwater vulnerability, addressing water quality issues due to land use risks, and requires addressing).

- A detailed drainage layout plan should be provided, referencing all assets showing characteristics such as pipe sizes and materials, gradients, and manhole type, depth, size, SuDS dimensions, materials and depths.

- A network design needs to be provided. The Drainage Strategy should also make an allowance for urban creep.

- Proprietary device manuals for all drainage features and SuDS devices need to be provided. The maintenance schedule should also include the maintenance regime of the flow control device.

- A foul water drainage strategy, with supporting flow calculations in line with Sewerage Sector Guidance and/or Building Regulations Part H is to be provided, including a detailed drainage layout showing pipe sizes, materials, gradients, and outfall location. Confirmation from Southern Water regarding the connection to the existing foul sewer network should also be provided.

ANY RECOMMENDED CONDITIONS: • Refer to section 'Summary of Comments and Recommendations'.	
NAME:	C. Bakopoulou S. Odigie P. Laguia
DEPARTMENT:	Horsham District Council - Drainage
DATE:	20/08/2024