TO:	Horsham District Council – Planning Dept
LOCATION:	Sluetts Farm Buildings Two Mile Ash Horsham West Sussex RH13 0LA
DESCRIPTION:	Approval of details reserved by condition 3 to approved application DC/23/0306
REFERENCE:	DISC/24/0247
RECOMMENDATION:	Not satisfied: more information required

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the following information:

- Letter (Herrington, 17 January 2025, NA/3983/2025_001_r1)

Pre-Commencement Condition 3: *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 previous shortfalls in information, provision of some requested information is still outstanding. The outstanding items are as follows:

- The Indicative Surface Water Drainage Layout (P2) provided by the applicant has been revised, because the originally proposed gravity solution to the western watercourse is not feasible. The updated strategy involves pumping surface water via a pumping station to the outfall discharging into the western watercourse, with discharge proposed by the applicant to be limited to 2l/s due to technical limitations. The following information must be provided by the applicant to support the pumped system and demonstrate a feasible drainage design:
    - The T-T Pumps (Planet Pluto pumps) specification sheet appended to the Letter provides standard information for a range of pump types. The Indicative Surface Water Drainage Layout (P2) does not provide detailed information for the pumping station, wet well or rising main. The pump type to be used in the design must be specified and the system curve must be provided to justify the pump type selected, with supporting calculations. This is required to demonstrate the design is feasible at 2l/s.
    - In addition to the above information, details of the wet well must be provided with supporting calculations to demonstrate it has been sized to provide sufficient storage and appropriate control of the pump.

- In accordance with the LLFA Policy 3, drainage schemes should aim to maintain existing natural drainage routes and pumps should not form part of surface water drainage schemes. The Letter provided by the applicant confirms that surface water runoff from the existing site drains to the pond located to the east of the site. The Letter also details that the barn currently discharges runoff to the pond, and this system will be retained. As a gravity

connection to the western ditches is not feasible, evidence is required to justify that a pumped drainage system has been prioritised above discharging surface water to the eastern pond.

- As previously requested, manholes are required where pipe bends are located to provide suitable access points at changes of alignment. Details such as pipe gradients must also be provided.

- The applicant will need to apply for a wastewater connection application (Section 106) to connect to the public foul sewer. The foul water drainage strategy can only be implemented if the Section 106 is successful.

- 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. Grant of planning permission itself, does not allow construction to commence without grant of an Ordinary Watercourse Consent.

MAIN COMMENTS: As above	
ANY RECOMMENDED CONDITIONS: None.	
NAME:	Y Riley E Edney R Fisher
DEPARTMENT:	Horsham District Council - Drainage
DATE:	06/02/2025