TO:	Horsham District Council – Planning Dept
LOCATION:	The Lamb Inn, Lambs Green, Rusper, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 4, 5 and 7 to approved application DC/24/0874
REFERENCE:	DISC/25/0221
RECOMMENDATION:	Not Satisfied – Condition 4

SUMMARY OF COMMENTS & RECOMMENDATION:

Horsham District Council – Drainage, provided a consultation response to application DC/24/0874 on the 29/07/2024, advising 'more information required'. We have reviewed the information below submitted by the applicant in support of the Discharge of Conditions application:

- BP Civils, Proposed Drainage Strategy (ref:000-BPC-WD-ZZ-D-C, Rev P01, dated 02/07/2025)
- BP Civils, Drainage Strategy (ref: D2346/DS1.1, Rev 1.1, dated May 2025)

Condition 4

Until the following information is received and following concerns addressed, Horsham District Council – Drainage do not recommend the Discharge of Condition 4.

- Minimum proposed foul sewer gradients should be revised to adhere to Building Regulations Part H and these should be included on plans. The applicant should confirm no clash between the foul rising main and proposed surface water sewer.
- Standard details for all proposed surface water and foul drainage infrastructure should be provided.
- The applicant should confirm the existing septic tank will be appropriately decommissioned.
- The runoff from the proposed development should, where possible, be restricted to the greenfield 1 in 1 year runoff rate during all events up to and including the 1 in 100-year rainfall event including adjustments for climate change. Where this is not possible, the runoff from the proposed development should restrict flows to as close as reasonably practical to the greenfield runoff rate for the site, not exceeding the flow rate generated from a 50% improvement on the 1 in 1 year brownfield runoff rate of the existing site. Justification for the 2.0 litres per second flow rate should be provided and agreed with the local planning authority. The applicant should explore options to reduce the overall flow rate while minimising blockage risk as much as reasonably practical.
- The applicant should provide evidence of measures to prevent pollution of the receiving surface water body. Pollution control and water quality measures should be provided in accordance with the Simple Index Approach as outlined in CIRIA C753 The SuDS Manual.
- The proposed invert level of the permeable paving should be provided to confirm all areas of sub-base will drain to the outfall point. The surface water model outputs do not appear to account for the fall of the permeable paving and therefore may over-represent attenuation provided. The base falls and minimum depth of the permeable paving should be confirmed. An impermeable lining should be provided on the permeable paving to prevent groundwater ingress.
- The Proposed Drainage Strategy Plan should consider all existing drainage infrastructure and indicate where existing drainage infrastructure is to be removed.
- 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). This drawing should be based upon proposed site levels, not existing.

Condition 3, 5 and 7

Conditions 3, 5 and 7 lie outside the scope of flood risk and drainage and are therefore not considered.

INFORMATIVE:

In addition to the Discharge of Conditions at this site, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the LLFA, to consent to any works adjacent to or within an ordinary watercourse.

In addition to the Discharge of Conditions at this site, an Environmental Permit from the EA may be required to consent to the proposed discharge from the package sewerage treatment plant to the watercourse.

ANY RECOMMENDED CONDITIONS:

N/A.

NAME:	A Harman L Derrick A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	04/08/2025