

From: Andy Leahy <andy.leahy@bpglimited.co.uk>
Sent: 23 March 2026 14:04:25 UTC+00:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Cc: "Russ Hurst" <russhurst7@gmail.com>
Subject: RE: DISC/26/0016 - HDC Drainage Response
Attachments: Percolation Test Results Hole 1.PDF, Surface water map - GOV.UK.pdf, Flood risk summary - GOV.UK.pdf, Clenviro TP performance-certificate.pdf, Clenviro Treatment Plant GA Drawing.pdf, Clenviro Treatment Plant O&M Manual.pdf, Foul Water Drainage Plan 575-02A.pdf, Old Dairy Copped Hall Farm Drainage Record Mar 26.pdf, Surface Water Drainage Plan 575-02.pdf, Percolation Test Results Hole 2.PDF

Hi Daniel,
My client has now carried out a survey of the as-built drainage and carried out two percolation tests in the vicinity of the soakaways (see attached).

With regard to the percolation tests the first two tests for each hole are in the acceptable range of 12<100 secs. Test 3 in each case was in excess of 100secs, but I believe these final tests may have been carried out too soon after tests 1 and 2 so the ground was saturated.

I attach a schedule of the manholes and drainage runs for both surface water and foul water runs. I also attach a marked-up drawing with that information superimposed. Please ignore all previous handwritten notes on the drawings and note that the drawings are not to scale.

I also attach the technical information with regard to the Clenviro Matrix water treatment plant which has been installed to treat the foul water.

I have photographs of the test holes if your colleagues would like to see them, but the file sizes are over 7mb.

I have checked the Government website for flood risk, and the site is shown as very low risk from all sources as well as beyond 2040 (see attached). I therefore believe that the requested analysis of surface water flooding would be disproportionate especially when considering that the impermeable area has reduced from when the buildings were used as a dairy.

Please let me know if your colleagues would like anything else or have a meeting to discuss matters.

Kind Regards
Andy

Andy Leahy BSc MloD FRICS
Managing Director
Bespoke Property Consultants
Office: 01403 823425
Mobile: 07798 834758



Bespoke Property Consultants

maximising development potential

This e-mail and any attachment is confidential and may be legally privileged. It is intended for the named recipient only. If you have received it in error please notify us by replying to this e-mail and then delete it without distributing copies.

The contents of an attachment to this e-mail may contain software viruses, which could damage your computer system or data. While this firm has taken reasonable precautions to prevent the inclusion of viruses in e-mails and attachments, neither it nor the sender can accept any liability for any loss or damage sustained as a result of software viruses.

You are strongly advised to carry out your own virus checking before opening any attachments.

Registered Office: Barttelot Court, Barttelot Road, Horsham, West Sussex RH12 1DQ
Company Registration No: 3218755

You can find our updated privacy policy at: <http://www.bpglimited.co.uk/privacy-policy/>

From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 19 March 2026 15:56

To: Andy Leahy <andy.leahy@bpglimited.co.uk>

Subject: RE: DISC/26/0016 - HDC Drainage Response

Dear Andy,

Thanks for providing this. The Council's EH Officer has confirmed that this is sufficient to discharge condition 4. If you can keep me updated with regards to Condition 3 so that the assessment can be finalised.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council, Alberly House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.

Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Andy Leahy <andy.leahy@bpglimited.co.uk>
Sent: 19 March 2026 15:24
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Subject: RE: DISC/26/0016 - HDC Drainage Response

Hi Daniel,
I have received the attached letter from the applicant's contractor who carried out the conversion of Copped Hall Dairy.
As you will see the letter confirms that the contaminated soil was reused on site in line good practice.

The applicant confirms that no other contaminants other than identified in the original report were found during construction.

I look forward to your clearance of condition 4, if Environmental Health are satisfied with this information.

With regard to condition 3, the drainage has been surveyed and percolation tests carried out for the surface water.

I am awaiting digital copies of the survey and test results.

I will forward those as soon as I have them.

Kind Regards
Andy

Andy Leahy BSc MloD FRICS
Managing Director
Bespoke Property Consultants
Office: 01403 823425
Mobile: 07798 834758



Bespoke Property Consultants

maximising development potential

This e-mail and any attachment is confidential and may be legally privileged. It is intended for the named recipient only. If you have received it in error please notify us by replying to this e-mail and then delete it without distributing copies.

The contents of an attachment to this e-mail may contain software viruses, which could damage your computer system or data. While this firm has taken reasonable precautions to prevent the inclusion of viruses in e-mails and attachments, neither it nor the sender can accept any liability for any loss or damage sustained as a result of software viruses.

You are strongly advised to carry out your own virus checking before opening any attachments.

Registered Office: Barttelot Court, Barttelot Road, Horsham, West Sussex RH12 1DQ
Company Registration No: 3218755

You can find our updated privacy policy at: <http://www.bpglimited.co.uk/privacy-policy/>

From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 12 February 2026 11:51

To: Andy Leahy <andy.leahy@bpglimited.co.uk>

Subject: RE: DISC/26/0016 - HDC Drainage Response

Dear Andy,

Just to follow up, please find attached the Council Environmental Health response re: condition 4.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.

Communications received after 5pm will be regarded as being served on the next working day.

Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Andy Leahy <andy.leahy@bpglimited.co.uk>

Sent: 12 February 2026 09:04

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Subject: RE: DISC/26/0016 - HDC Drainage Response

Hi Daniel,

Thanks for your email.

We did not deal with the original applications so we don't have the information on file.

I will consult with our client and establish whether the information that is being sought exists or needs to be commissioned.

Kind Regards
Andy

Andy Leahy BSc MloD FRICS
Managing Director
Bespoke Property Consultants
Office: 01403 823425
Mobile: 07798 834758



Bespoke Property Consultants

maximising development potential

This e-mail and any attachment is confidential and may be legally privileged. It is intended for the named recipient only. If you have received it in error please notify us by replying to this e-mail and then delete it without distributing copies.

The contents of an attachment to this e-mail may contain software viruses, which could damage your computer system or data. While this firm has taken reasonable precautions to prevent the inclusion of viruses in e-mails and attachments, neither it nor the sender can accept any liability for any loss or damage sustained as a result of software viruses.

You are strongly advised to carry out your own virus checking before opening any attachments.

Registered Office: Barttelot Court, Barttelot Road, Horsham, West Sussex RH12 1DQ
Company Registration No: 3218755

You can find our updated privacy policy at: <http://www.bpglimited.co.uk/privacy-policy/>

From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 12 February 2026 08:54

To: Andy Leahy <andy.leahy@bpglimited.co.uk>

Subject: FW: DISC/26/0016 - HDC Drainage Response

Dear Andy Leahy,

Please find attached the response from the Council's Drainage Officer. The date for determination is set at 13/03/2026.

Please let me know if you can provide a response with the required information in good time to meet this deadline.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: [01403 215190](tel:01403215190)

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.

Communications received after 5pm will be regarded as being served on the next working day.

Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Amy.Furness <Amy.Furness@horsham.gov.uk>

Sent: 11 February 2026 17:30

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Cc: Planning <planning@horsham.gov.uk>

Subject: DISC/26/0016 - HDC Drainage Response

Good afternoon,

Please find the Drainage Consultation Response attached for DISC/26/0016 requesting **More Information**./

In direct response to the letter of correspondence from Bespoke Property Consultants to the Planning Department at Horsham District Council, which states:

"We further understand from the delegated report dated 9th July 2025 that the previously submitted details for each of the conditions were satisfactory, were it not for the Water Neutrality issue. We have therefore submitted the same De-Contamination Verification report and Drainage Layout as previously submitted."

HDC Drainage provides the following response:

In reference to the submitted Drainage Plan for DISC/22/0270, the HDC Drainage Officer considered *"The information submitted is sufficient to recommend discharging Condition 3 imposed on this application."* Dated: 18/10/2022.

However, the same Drainage Plan has since been submitted for DISC/25/0072, and HDC Drainage requested More Information, detailing *"The proposals will result in an increase in impermeable area and therefore **more information is required** due to the absence o/f an acceptable drainage strategy..."* Dated: 01/04/2025.

Whilst the level of detail provided may have been considered sufficient in 2022, HDC Drainage now consider the level of detail provided within this application to be insufficient to demonstrate the site drainage meets the requirements of the NPPF (December 2024) and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

This application must be held to same standard as all other residential development considered within minor applications. The details provided in the Main Comments section of the attached response, provides the applicant with sufficient guidance to accomplish this. HDC Drainage also ask that the applicant review the previous Drainage Response for DISC/25/0072.

Further submission of the same Drainage Plan without the requested information to support this application, will receive an objection from HDC Drainage, because this is not considered a suitable level of detail at this stage of the planning process.

Kind regards,

Amy Furness

Drainage Officer

Telephone: [01403 215511](tel:01403215511) | [07920 411257](tel:07920411257)

Email: Amy.Furness@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are

incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.**