From: Amy.Furness <Amy.Furness@horsham.gov.uk>
Sent: 08 October 2025 18:15:21 UTC+01:00
To: "Kate.Turner" <Kate.Turner@horsham.gov.uk>
Cc: "Penny.Marsh" <Penny.Marsh@horsham.gov.uk>; "Paul.Clarke" <Paul.Clarke@horsham.gov.uk>
Subject: DISC/25/0226 - Condition 10 and 6

Good afternoon Kate,

Horsham Drainage provided a consultation response to Condition 3 as 'Satisfied' on 25/09/2025 (please see a further comment at end of email).

However, in light of information which has just been brought to my attention about the proposed location of the stable waste storage block, HDC Drainage would like to raise concerns in relation to Condition 10 and Condition 6 which will have a negative impact on the Drainage Strategy.

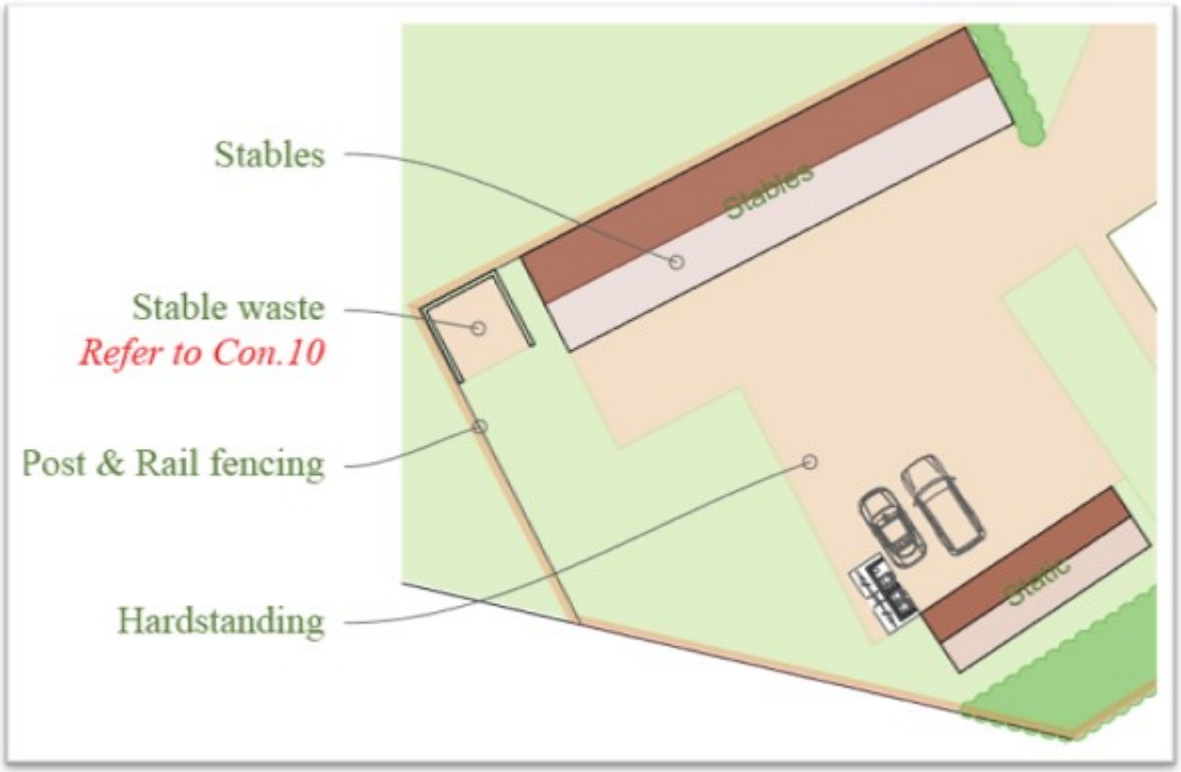
Following a conversation with Principle Environmental Health Officer, Penny Marsh, I have the following concerns to raise:

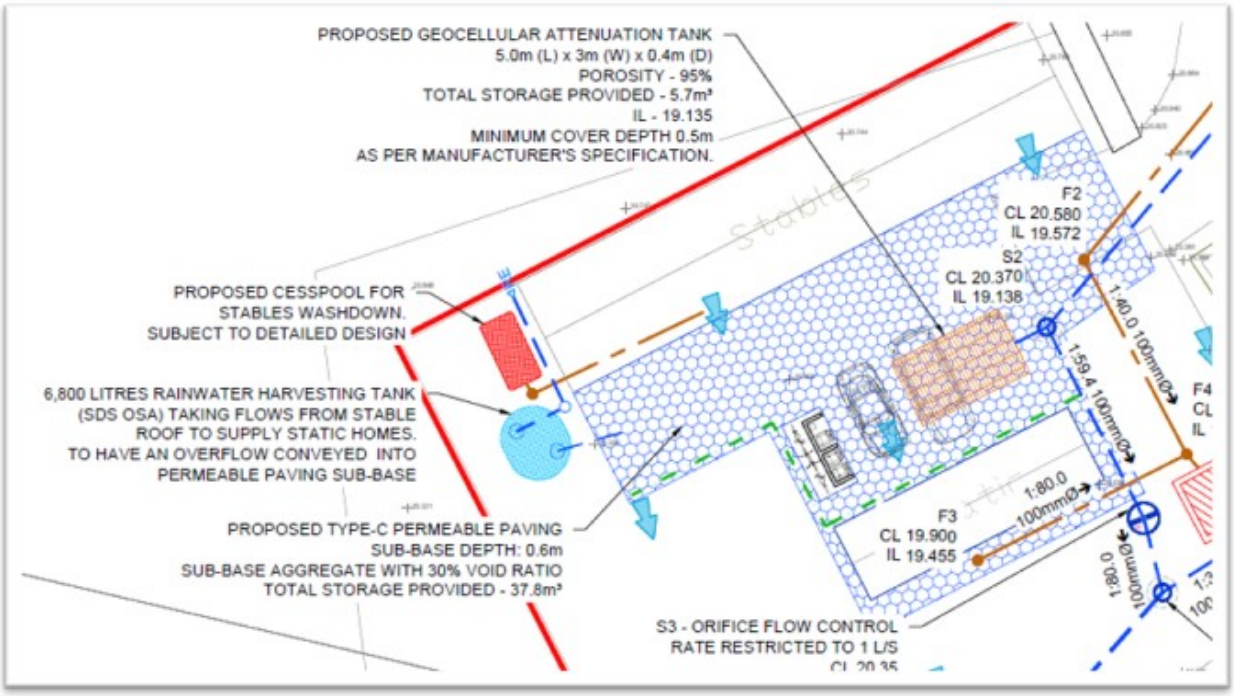
- The stable waste block was not included within the Drainage Strategy and as such, surface water runoff from this stable waste block has not been considered within the drainage strategy.
- The proposed location of the stable block is on top of the proposed location for the cesspool for the stables washdown area. This is not appropriate – there is concern here regarding accessibility to empty and maintain the cesspool, as well as the cumulative load bearing down onto it from the stable waste above. Should the cesspool be compromised, the resulting runoff from the stables washdown area may flow towards the ditch or into the permeable paving, resulting in contaminated water ultimately making its way into the ditch at the outfall location. This poses an environmental health concern regarding contamination to the resulting watercourse. **I therefore recommend that the stable waste block be moved to a different location.**
- I note that the proposed drainage layout plan stated *'Proposed cesspool for stables washdown. Subject to detailed design.'* It was believed by HDC Drainage that this information would be provided separately to discharge condition 10. **It is crucial that the cesspool is sized appropriately and emptied frequently**. Should the cesspool overflow, the resulting runoff from the stables washdown area may flow towards the ditch or into the permeable paving, resulting in contaminated water ultimately making its way into the ditch at the outfall location. This poses an environmental health concern regarding contamination to the resulting watercourse.
- The proposed location of the rainwater harvesting tank lies beneath the route which would be taken to empty waste into the stable waste block. The plans do not indicate the depth of the proposed rainwater harvesting tank nor plans to reinforce the surface above to stabilise the ground should a vehicle drive over,

which may be the case to empty the stable waste storage block. I do NOT advise that vehicles are allowed to drive over the area of the rainwater harvesting tank, including those accessing the stable waste block. **I therefore recommend that the stable waste block be moved to a different location.**

- **The proximity of the proposed cesspool to the rainwater harvesting tank has been highlighted as a concern by Environmental Health – please consult Environmental Health – a revision of the location of the rainwater harvesting tank <u>may</u> be necessary to put more distance between the rainwater harvesting tank and the cesspool.**

In light of this information, I highly recommend a revision to the layout of the stable waste block, the rainwater harvesting tank and the cesspool, considering access to and maintenance of the cesspool and stable waste block.





Drawing No: Con. 6. Drawn on 03.07.2025. Drawing No: CIV-100, Revision A02, Updated: 11.06.25 (Provided within Letter “prepared in response to Lead Local Flood Authority comments dated 09.04.2025…’).

Condition 3:

I would like to note an oversight on my part, which I did not address within the drainage response provided on 25/09/2025. The Drainage Proposals refer to a '*6,800 litres rainwater harvesting tank (SDS OSA) taking flows from stable roof to supply static homes…'* but no details were provided about connections between static homes to this system. Whilst I do not have concerns about the proposed rainwater harvesting system as such and acknowledge that connections may be made from static homes to the tank at a later date, ideally, we would have liked to see routes of connection provided. Information is lacking about the use of this water and the installation of the product/ connection points. The proprietary device manual provided within the 'Letter "prepared in response to Lead Local Flood Authority comments dated 09.04.2025"' is for a fully automated recycling system, which hasn't been demonstrated on the drainage strategy. Until the rainwater harvesting system is connected, the rainwater harvesting system will discharge water into the permeable paving once it has reached capacity, which is accounted for in the runoff calculations but it's not ideal. I do not believe this is grounds to refute the Drainage Comments provided 25/09/2025 but should a revised strategy be provided in light of comments above, HDC Drainage would like to see this information/ have the applicant acknowledge this concern. Thank you.

Yours sincerely,

Amy Furness

Drainage Officer

Telephone: 01403 215511 | 07920 411257
Email: Amy.Furness@horsham.gov.uk

Horsham District Council