TO:	Horsham District Council – Planning Dept
LOCATION:	Ghyll House Farm, Limekiln Farm, Broadwater Lane, Copsale, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 8,10 11 to approved application DC/23/1325
REFERENCE:	DISC/24/0255
RECOMMENDATION:	Not Satisfied – More Information Required

SUMMARY OF COMMENTS & RECOMMENDATION:

On the 25/10/2024, Horsham District Council provided a consultation response to this application, recommending the provision of more information prior to the Discharge of Condition 3.

The applicant has since provided additional information in support of this Discharge of Conditions application. We have reviewed the additional evidence provided by the applicant in support of the application, and the following recommendations to the LPA are made:

Condition 3

We remain **not satisfied** with the information provided. We recommend the applicant provides the following information prior to the discharge of Condition 3:

In accordance with guidance contained within the West Sussex LLFA Policy for the Management of Surface Water and the SuDS Manual, the applicant is advised to provide confirmation of the following:

- The applicant has provided a Simple Indices Approach (SIA) pollution risk assessment. The applicant has proposed a filter drain, indicated to provide treatment of roof runoff prior to discharge to watercourse. Roof runoff is conveyed directly to the perforated pipe within the filter drain, not a standard best practice approach. As a result, roof water runoff will not pass through a geotextile/filter layer and potentially not pass through a sufficient depth of filter aggregate. There is no level difference between the perforated pipes downstream invert level and the invert level of the outgoing combined sewerage pipe, which would seek to address this. Pollutant removal is therefore not provided to a sufficient level. Demonstration that surface water can pass through sufficient depth of aggregate based on an amended arrangement is required.

In addition to Planning Permission, the applicant may additionally require an Environmental Permit from the Environment Agency (EA) to consent to the proposed use of a Package Treatment Plant (PTP). As noted by the applicant, the granting of Planning permission does not guarantee the granting of an Environmental Permit, nor Ordinary Watercourse Discharge Consent which must be obtained prior to discharge of surface water and construction of outfall and associated headwall.

Conditions 8, 10 and 11

Conditions 8, 10 and 11 do not fall under the scope of flood risk and drainage and were therefore not assessed.

MAIN COMMENTS:

As above.

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	A Harman L Derrick R Fisher
DEPARTMENT:	Horsham District Council - Drainage
DATE:	30/01/2025