

Head of Planning
Horsham District Council
Albery House,
Springfield Rd,
Horsham
RH12 2GB

01/10/2026

Dear Sir/ Madam

RE: DISCHARGE OF PLANNING CONDITION 4 ATTACHED TO PLANNING PERMISSION DC/26/0332 (DEMOLITION OF EXISTING DWELLING AND ERECTION OF A REPLACEMENT DWELLING, ERECTION OF A DOUBLE BAY GARAGE, DEMOLITION OF OUTBUILDINGS, ERECTION OF NEW GUEST SUITE AND ASSOCIATED LANDSCAPING WORKS.) AT LITTLE FAIRSEAT GEORGES LANE STORRINGTON WEST SUSSEX

This application includes the application form, relevant documentation and this covering letter. Please therefore find enclosed details submitted for the discharge of Condition 4 attached to DC/26/0332 addressed below.

Condition 4 - Drainage Scheme

Condition 4 wording is as follows:

“Pre-commencement (Slab Level) Condition:

No development shall be constructed above slab level until full details of the proposed foul and surface water drainage systems have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the design, location, sizing and construction details of the proposed surface water drainage system and soakaway(s), supported by appropriate infiltration testing and drainage calculations. Details of the foul drainage connection shall also be provided, together with appropriate

management and maintenance arrangements for the drainage systems, including access requirements, maintenance frequencies and responsibilities. The development shall thereafter be carried out in accordance with the approved drainage details, which shall be retained and maintained in accordance with the approved management and maintenance arrangements.

Reason: To ensure that satisfactory arrangements are made for the disposal of foul and surface water, to prevent an unacceptable risk of flooding and to ensure that the development is properly drained, in accordance with Policy 38 of the Horsham District Planning Framework (2015)."

The submitted reports produced by HODEL are listed below and contain all information requested by the Condition.

- 26089-HOD-XX-ZZ-DR-C-5700-P01 (Letter p1)
- 26089-HOD-XX-ZZ-DR-C-5100-P02 (Letter p2)
- 26089-HOD-XX-XX-RP-C-5804-Z01 (Report)

Surface water and soakaway design, location, sizing and construction

Soakaway SA1 is shown on the Engineering Layout (26089-HOD-XX-ZZ-DR-C-5100-P02). It is a buried geocellular tank, 17.0 × 5.5 × 0.8 m, sitting on a gravel trench, 17.0 × 0.6 × 2.0 m. The same drawing shows the chambers, pipework, permeable driveway and the exceedance route. The Drained Areas Sketch (26089-HOD-XX-ZZ-DR-C-5700-P01) shows the impermeable area reducing from 706 m² to 631 m². The design basis is set out on pages 1-2 of the Hodel Surface Water Drainage Design letter (26089-HOD-XX-XX-RP-C-5804-Z01) and in section 3.3 of the Drainage Strategy and Maintenance Schedule (26089-HOD-XX-XX-RP-C-5800). No surface water is discharged off site.

Infiltration testing

Three BRE365 infiltration tests are included in Appendix E of the Drainage Strategy. The lowest result, 3.46×10^{-6} m/s, has been used in the design

(Drainage Strategy section 3.3.1; Hodel letter page 1). A safety factor of 1.5 is applied in the Causeway model (page 2).

Drainage calculations

The Causeway Flow+ results are appended to the Hodel letter (pages 1-7). They cover the 1, 10, 30 and 100-year storms and the 100-year storm plus 45% climate change, all with a 10% allowance for urban creep. No flooding occurs in any modelled event. The climate change allowance is explained in section 3.3.2 and Figure B (page 4) of the Drainage Strategy. The model in Appendix F of the Drainage Strategy has been superseded by the results appended to the Hodel letter.

Foul connection

Foul flow is 0.05 l/s, the same as the existing dwelling, so there is no net change (Hodel letter page 1). The foul drainage connects to Southern Water manhole 2501, as shown on the Engineering Layout. See also Drainage Strategy section 3.2.1, Appendix A (sewer records) and Appendix B (CCTV plan).

Management and maintenance

Sections 4.1-4.5 of the Drainage Strategy set out access, inspection and maintenance frequencies (Tables A, B and C) and responsibilities. Section 4.2 confirms that the owner/occupier is responsible, as also noted on page 2 of the Hodel letter.

Summary

We trust that the submission of these details allows for the discharge of the planning conditions relating to drainage for planning permission DC/26/0332 (Condition 4).

If the Council require any further details, please contact:

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Yours sincerely,

Tobias Deacon AssocRTPI

Lewis & Co Planning