TO:	Horsham District Council – Planning Dept
LOCATION:	The Stables Loxwood Road Rudgwick Horsham West Sussex RH12 3DW
DESCRIPTION:	Approval of details reserved by conditions 4 to approved application DC/24/0103
REFERENCE:	DISC/24/0280
RECOMMENDATION:	More Information required

SUMMARY OF COMMENTS & RECOMMENDATION:

Horsham District Council previously responded to the associated planning application DC/24/0103 with:

- an 'Objection' to this application on 15th February 2024
- with a requirement for 'More Information' on 8th July 2024
- with a requirement for 'More information' on 22nd July 2024 and
- with a requirement for 'More information' on 20th August 2024.

The applicant has since provided the below additional information to address the condition 4 shown below:

- Drainage Calculations (Lanmor Consulting, November 2024, Reference: 241851/DC/AG/RS/01)

Condition 4. Pre-Commencement Condition*: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Recommendations

We have reviewed the additional evidence provided by the applicant in support of the planning application. Whist the applicant has addressed many of the previous shortfalls in the information provision, related to the planning application DC/24/0103, we are **not satisfied** with the provided evidence. The following **recommendations** to the LPA are made:

- Groundwater levels must be assessed to determine if the permeable paving is susceptible to flooding, thereby preventing network attenuation and floatation. Both issues can be mitigated with adequate design. (this was a previous February 2024 recommendation, related to the DC/24/0103 planning application, that requires addressing).

- The location, water quality mitigation, and exceedance routes of the muck heap and wash down facilities must be provided. (this is linked to a previous February 2024 recommendation, related to the DC/24/0103 planning application, concerning groundwater vulnerability, addressing water quality issues due to land use risks, and requires addressing).

- The surface water drainage strategy must make an allowance for urban creep.
- Proprietary device manuals for all drainage features and SuDS devices need to be provided. The maintenance schedule should also include the maintenance regime of the flow control device.
- Confirmation of permission to connect to a private/public sewer, if applicable, must be provided as per LLFA policy Section 4.1.3. In addition, the drainage Strategy report mentions part of the sewer network is to be abandoned, however this is not clearly indicated on the Drainage Layout drawing number 241851-500-01. This must be clearly shown.

MAIN COMMENTS

As above.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	C. Bakopoulou S. Odigie P Mennell
DEPARTMENT:	Horsham District Council - Drainage
DATE:	27/11/2024