

EMAIL ONLY

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Dear Hamish

Application to Discharge Condition 3 (foul and surface water drainage and means of disposal) of Planning Permission DM/23/0611 for the demolition of existing dwelling to erect a replacement dwelling and four bay garage with studio above and associated works at Worth Hall Farmhouse, Turners Hill Road, Turners Hill, West Sussex

I write on behalf of our clients, Mr and Mrs S Beare, in relation to the approved redevelopment of Worth Hall Farmhouse, Turners Hill Road, Turners Hill, West Sussex, comprising the demolition of the existing dwelling and the erection of a replacement dwelling with an associated garage with studio above.

Planning permission for the development was granted under application DM/23/0611, pursuant to the Decision Notice dated 18th October 2023.

The permission is subject to a number of planning conditions, including Condition 3, which requires, prior to the commencement of development, the submission and approval of details relating to the proposed foul and surface water drainage and means of disposal. The condition further requires that the approved drainage works are implemented in accordance with the agreed details before the dwelling is occupied.

This application seeks the discharge of Condition 3. In addition to the application form, the submission comprises the following document:

- Drainage Strategy (by Aegaea dated June 2026).

Condition 3 - Proposed foul and surface water drainage and means of disposal

Condition 3 of DM/23/0611 states that:

"The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The building shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details."

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the District Plan (2018 - 2031)"

The submitted Drainage Strategy demonstrates that surface water arising from the development will be managed on-site through a sustainable drainage solution. Surface water runoff will be

directed to a geocellular attenuation tank and permeable paving system, with discharge rates controlled via an orifice at the tank outlet before ultimately draining to the existing pond located within the site.

In relation to foul drainage, the site is not served by a public sewer network within a practical connection distance. Accordingly, it is proposed that foul flows will be collected via a gravity drainage system and conveyed to an on-site Package Treatment Plant (PTP). Treated effluent from the PTP will then discharge to the existing on-site pond in accordance with the submitted strategy.

The submitted details demonstrate that both surface water and foul water can be effectively managed within the site and provide an appropriate, sustainable and practical drainage solution for the approved development. The proposals will ensure that the development is satisfactorily drained in accordance with the requirements of Condition 3 and the objectives of Policy DP41 of the Mid Sussex District Plan.

In light of the above, it is respectfully requested that Condition 3 of planning permission DM/23/0611 be discharged to enable commencement of development.

Summary

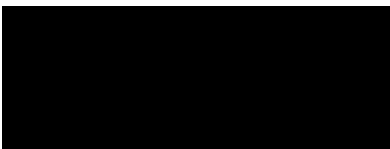
This application seeks the discharge of Condition 3 attached to planning permission DM/23/0611 at Worth Hall Farmhouse, Turners Hill Road, Turners Hill, for the demolition of the existing dwelling and the erection of a replacement dwelling with an associated garage and studio above.

The condition requires the submission and approval of details relating to foul and surface water drainage and their means of disposal prior to the commencement of development. The accompanying Drainage Strategy provides a comprehensive drainage solution for the site and demonstrates that the approved development can be adequately and sustainably drained.

We trust that the submitted information is sufficient to enable the discharge of Condition 3 and look forward to receiving confirmation that the application has been registered and determined favourably at the earliest opportunity.

Should you require any further information or clarification, please do not hesitate to contact me

Yours sincerely



Sarah Sheath BSc (Hons) DipTP MRTPI
Senior Planner

Enc Drainage Strategy