TO:	Horsham District Council – Planning Dept
LOCATION:	Leonardslee Gardens Brighton Road Lower Beeding West Sussex
DESCRIPTION:	Extension to the visitor entrance building to house a new ticket sales area and café; Infilling roof to the former generator block courtyard, re-roofing of the Alpine House and internal/ external reconfigurations and link extension; Single storey winter garden conservatory to the Stable Block; Terrace extension to the east and internal/ external reconfiguration. Change of use from redundant staff offices and staff accommodation within the stable block to guest accommodation including extension to Honey Cottage; Change of use to the partial first floor of the Red House to staff accommodation; Small WC extension, reinstated chimney stack, and roof alterations to the Engine House; Lightweight wedding pavilion to the lawn, south of Leonardslee House; Landscaping changes including to the forecourt of Leonardslee House.
REFERENCE:	DC/25/1146
RECOMMENDATION:	More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed:

- Existing Landscape Site Plan. Drawing No: 242769-PUR-00-XX-DR-A-1020. Rev P04. Dated: 07.07.25. PURCELL.
- Proposed Landscape Site Plan. Drawing No: 242769-PUR-00-XX-DR-A-2020. Rev P04. Dated: 07.07.25. PURCELL.
- Proposed Roof Plan, Engine House. Drawing No: 242769-PUR-02-RF-DR-A-2002. Rev P03. Dated: 07.07.25. PURCELL.
- Demolition Roof Plan, Engine House. Drawing No: 242769-PUR-02-RF-DR-A-1502. Rev P03. Dated: 07.07.25. PURCELL.
- Existing North & West Elevations, Engine House. Drawing No: 242769-PUR-02-ZZ-DR-A-1011. Rev P03. Dated: 07.07.25. PURCELL.
- Demolition North & East Elevations, Engine House. Drawing No: 242769-PUR-02-ZZ-DR-A-1511. Rev P03. Dated: 07.07.25. PURCELL.
- Existing South & East Elevations, Engine House. Drawing No: 242769-PUR-02-ZZ-DR-A-1012. Rev P03. Dated: 07.07.25. PURCELL.
- Demolition South & East Elevations, Engine House. Drawing No: 242769-PUR-02-ZZ-DR-A-1512. Rev P03. Dated: 07.07.25. PURCELL.
- Existing Sections AA & BB, Engine House. Drawing No: 242769-PUR-02-ZZ-DR-A-1021. Rev P03. Dated: 07.07.25. PURCELL.
- Proposed Sections AA & BB, Engine House. Drawing No: 242769-PUR-02-ZZ-DR-A-2021. Rev P03. Dated: 07.07.25. PURCELL.
- Existing Roof Plan, The Glasshouse - Retail Block. Drawing No: 242769-PUR-08-00-DR-A-1002. Rev P03. Dated: 07.07.25. PURCELL.
- Proposed Roof Plan, The Glasshouse - Retail Block. Drawing No: 242769-PUR-08-00-DR-A-2002. Rev P03. Dated: 07.07.25. PURCELL.
- Existing Elevations, The Glasshouse - Retail Block. Drawing No: 242769-PUR-08-ZZ-DR-A-1011. Rev P03. Dated: 07.07.25. PURCELL.

- Proposed Elevations, The Glasshouse - Retail Block. Drawing No: 242769-PUR-08-ZZ-DR-A-2011. Rev P03. Dated: 07.07.25. PURCELL.
- Existing North & East Elevations, Former Generator Block. Drawing No: 242769-PUR-05-ZZ-DR-A-1011. Rev P03. Dated: 07.07.25. PURCELL.
- Demolition North & East Elevations, Former Generator Block. Drawing No: 242769-PUR-05-ZZ-DR-A-1511. Rev P03. Dated: 07.07.25. PURCELL.
- Existing South & West Elevations, Scale - 1:200 @ A3 Former Generator Block. Drawing No: 242769-PUR-05-ZZ-DR-A-1012. Rev P03. Dated: 07.07.25. PURCELL.
- Existing South & West Elevations, Scale - 1:200 @ A3 Former Generator Block. Drawing No: 242769-PUR-05-ZZ-DR-A-1512. Rev P03. Dated: 07.07.25. PURCELL.
- Existing Ground Floor Plan, Former Generator Block. Drawing No: 242769-PUR-05-00-DR-A-1001. Rev P03. Dated: 07.07.25. PURCELL.
- Proposed Roof Plan, Former Generator Block. Drawing No: 242769-PUR-05-RF-DR-A-2002. Rev P03. Dated: 07.07.25. PURCELL.
- Existing Roof Plan, Red House. Drawing No: 242769-PUR-06-RF-DR-A-1003. Rev P03. Dated: 07.07.25. PURCELL.
- Existing Ground Floor Plan, Red House. Drawing No: 242769-PUR-06-00-DR-A-1001. Rev P03. Dated: 07.07.25. PURCELL.
- Proposed Ground Floor Plan, Red House. Drawing No: 242769-PUR-06-00-DR-A-2001. Rev P03. Dated: 07.07.25. PURCELL.
- Existing Roof Plan, Stable Block. Drawing No: 242769-PUR-01-RF-DR-A-1003. Rev P03. Dated: 07.07.25. PURCELL.
- Proposed Roof Plan, Stable Block. Drawing No: 242769-PUR-01-RF-DR-A-2003. Rev P03. Dated: 07.07.25. PURCELL.
- Existing Ground Floor Plan, Stable Block. Drawing No: 242769-PUR-01-00-DR-A-1001. Rev P03. Dated: 07.07.25. PURCELL.
- Proposed Ground Floor Plan, Stable Block. Drawing No: 242769-PUR-01-00-DR-A-2001. Rev P03. Dated: 07.07.25. PURCELL.
- Demolition Roof Plan, Stable Block. Drawing No: 242769-PUR-01-RF-DR-A-1503. Rev P03. Dated: 07.07.25. PURCELL.
- Existing South & West Elevations, Stable Block. Drawing No: Rev P03. Dated: 242769-PUR-01-ZZ-DR-A-1012. 07.07.25. PURCELL.
- Proposed South & West Elevation, Stable Block. Drawing No: 242769-PUR-01-ZZ-DR-A-2012. Rev P03. Dated: 07.07.25. PURCELL.
- Existing North & East Elevations, Stable Block. Drawing No: 242769-PUR-01-ZZ-DR-A-1011. Rev P03. Dated: 07.07.25. PURCELL.
- Proposed North & East Elevations, Stable Block. Drawing No: 242769-PUR-01-ZZ-DR-A-2011. Rev P03. Dated: 07.07.25. PURCELL.
- Proposed Base and Roof Plans, Wedding Pavilion. Drawing No: 242769-PUR-04-00-DR-A-2001. Rev P03. Dated: 07.07.25. PURCELL.
- Proposed Elevation & Section, Wedding Pavilion. Drawing No: 242769-PUR-04-ZZ-DR-A-2011. Rev P03. Dated: 07.07.25. PURCELL.
- Existing Site Plan, Wedding Pavilion. Drawing No: 242769-PUR-04-SL-DR-A-1000. Rev P03. Dated: 07.07.25. PURCELL.
- Proposed Site Plan, Wedding Pavilion. Drawing No: 242769-PUR-04-SL-DR-A-2000. Rev P03. Dated: 07.07.25. PURCELL.
- Lead Local Flood Authority Letter, Dated 30th September 2025.

We have reviewed the evidence provided by the applicant in support of this planning application DC/25/1146.

Horsham District Council require **more information** to support the proposals to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 38.

Until the following information in the Main Comments section below is received, we are unable to determine the suitability of the proposed scheme regarding surface water and foul water drainage and flood risk.

MAIN COMMENTS:

The following information would still be required within a Drainage Strategy:

- The applicant must provide a site-specific assessment of flood risk, even where a full flood risk assessment is not required.
- The applicant must demonstrate an understanding of how surface water currently flows across the site under 'normal' conditions and during rainfall events, providing an assessment of the current and proposed drainage patterns entering the site, within the site and leaving the site.
- The applicant should provide a measurement of the total site area, all pre-development permeable and impermeable areas within the red line boundary, all post-development permeable and impermeable areas within the red line boundary, with supporting catchment plans and calculations.
- A fully designed surface water management strategy should include:
    - The aim to achieve and better greenfield runoff rates and adherence to the drainage hierarchy.
    - Rationale for SuDS selected in line with the Horsham District Planning Framework (2015) – Policy 38, and industry best practice such as The SuDS Manual (C753).
- The method of foul and surface water disposal must be confirmed in line with the drainage hierarchy (Building Regulations Part H).
- If connections to Southern Water Utilities are proposed as part of the development/ redevelopment, supporting plans and assumed points of connection must be provided as well as expected flow rates. Connection to the public sewerage network is advised, wherever it is reasonable to do so.
- Where rainwater harvesting (RWH) is proposed, the appropriate sized storage unit for this system must be provided on site.
- Whilst the use of RWH is welcomed and encouraged, the operational volume within the storage unit cannot be considered a component of the total stormwater attenuation on site because there is no guarantee of water use within the property or the availability of the storage unit (system failure). Therefore, evidence is required to show the overall surface water drainage system has sufficient capacity to provide the necessary stormwater attenuation, without reliance on the RWH system.
- The following flow and volume rates must be provided:
    - existing runoff rates during a 100% Annual Exceedance Probability (AEP), 3.33% AEP, 1% AEP storm events
    - post development discharge rates during a 100% AEP, 3.33% AEP, 1% AEP and 1% AEP + 45% for Climate Change storm events
    - greenfield runoff rate (QBAR)

- water storage capacity volumes of the proposed drainage features, to attenuate the 1% AEP + climate change storm event (see details below).

- The runoff from the proposed development should, where possible, be restricted to the greenfield 1 in 1 year runoff rate (100% AEP) during all events up to and including the 1 in 100-year rainfall event (1% AEP) + 45% allowance for climate change. Where this is not possible, the runoff from the proposed development should restrict flows to as close as reasonably practical to the greenfield runoff rate for the site.
- Brownfield sites (previously developed sites) should where possible revert the drainage back to its natural state. Any proposals which are considered as redevelopment on brownfield sites, must provide surface water discharge rates equal to, or as close as feasibly possible to, the 1 in 1-year greenfield runoff rate calculated for the full development site area (subtracting any areas of large open space that will not be draining via the proposed SuDS). Should this be unattainable, the discharge rate is expected to provide a minimum of 50% betterment than the current scenario (brownfield 1 in 1-year runoff rate). Discharge rates cannot exceed/ be higher than the 50% betterment scenario.
- A 50% betterment scenario will only be considered acceptable, when lower discharge rates are proven to be unattainable. Calculations must be provided and demonstrated clearly with supporting evidence, to justify the proposed discharge rate. Corresponding storage volumes associated with those rates must also be provided.
- The surface water drainage strategy must demonstrate that the proposed SuDS attenuate all runoff from all impermeable areas (with an additional area equivalent to +10% of the area of any residential development, factored into the sum of the total impermeable areas on site, allowing for urban creep) for the 1 in 100-year rainfall event (1% AEP) + 45% allowance for climate change (upper end). Attenuation should be provided on site to ensure that:
    - The 100% AEP storm event does not generate excessive surcharging in the drainage system.
    - The 3.33% AEP storm event is safely contained underground with no flooding.
    - The 1% AEP + climate change storm event is safely contained within the site without risk to persons or property.
- Where infiltration discharge methods are proposed (soakaways/swales etc…), the applicant must provide infiltration testing in accordance with BRE365, at the location and depth of the proposed devices.
- Where infiltration testing has not been undertaken, provide an infiltration assessment, supported by a desk-based assessment of soil types, geology and suitability for infiltration potential (See the Horsham District Council Local Plan evidence base), together with an alternative option for surface water disposal.
- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water.
- The applicant must provide plans which indicate the expected exceedance routes for storm events greater than the 1% AEP + climate change storm event. The Drainage Strategy must demonstrate that the surface water runoff from these events can be controlled, to confirm there is no adverse flood risk to the development or elsewhere. Evidence of appropriate management and mitigation of exceedance flows are expected within the Drainage Strategy, to demonstrate that the proposed conveyance systems have considered the risks associated to nature, people and property during the event of failure and/or exceedance.

- Supporting foul flow calculations, in line with Sewerage Sector Guidance and/or Building Regulations Part H, is to be provided. It should be noted that any proposed foul water system and foul water treatment unit should be in line with current legislation and best practice for the management of domestic waste, with any method for disposal justified and appropriate permits sought.
- Maintenance and Management Plans must be provided for both the proposed Foul and Surface Water Drainage Strategy, including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.

Further evidence in addition to that requested above may be required once the additional information is submitted.

Advisory notes:

- In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body or to ground from the Environment Agency, where non-mains foul drainage is proposed.
- In addition to Planning Permission, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority at West Sussex County Council, to consent to any works adjacent to or within an ordinary watercourse.
- On the Horsham District Council website, there are several useful documents available to the public, which the applicant may wish to use as guides for their application. To navigate to this page you can follow this link: https://www.horsham.gov.uk/planning/local-plan/local-plan-examination/Examination-Library

  Alternatively, here is how to navigate to that page on the HDC Website:
  Home > Planning and development > Local Plan > Local Plan examination > Examination Library > Evidence Base Documents > Climate Change and Water

ANY RECOMMENDED CONDITIONS:
NA

NAME:	A. Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	15/10/2025