

DETAILED RESPONSE TO THE E-MAIL
DATED 20th NOVEMBER 2025 FROM DANIEL HOLMES

This response is set out in the sequence provided in Daniel Holmes's email dated 20th November 2025. It addresses the concerns raised by Horsham District Council's Drainage, Tree and Landscape Officers.

Drainage Summary

The Drainage Officer suggested that insufficient information had been provided in three specific areas:

- Successful integration with drainage scheme approved under DC/23/1326 must be demonstrated.
- Sufficient capacity for the proposed temporary house foul and surface water runoff must be demonstrated.
And
- Evidence must show no adverse effect to the adjacent Ancient Woodland (AW).

Drainage Response

Cgs Civils – Consulting Civil Engineers issued a detailed and fully illustrated report on 8th January 2026, their reference C3929. It showed:

- How the drainage scheme for the proposed temporary house is successfully integrated with the existing and approved drainage scheme illustrated under DC/23/1325. This achieved by linking the house rainwater drainage to that of the stable block and by linking the temporary house foul waste to a package treatment plant shared with the stable. This is all set out on cgs Civil's drawing C3929 – 101 and subsequent documents. The plans are fully dimensioned and indicate the woodland and the 15m root buffer. We also attach to this document plan drawing TEMP HOUSE SITE PLAN 082-02e with a 15m buffer around the proposed house to indicate the root-free area.
- Adequate capacity for the prosed scheme is fully detailed in cgs Civils Report and their calculations.
- Cgs Civil's "Greenfield Runoff" plan indicates no difference between the current pre-construction of the house, and the situation after completion. It should be noted that the slope of the land under the house lends itself to foundations using groundscrews. This method of construction will have no adverse effect on nearby Ancient Woodland, which is a minimum of 25 metres from the temporary house.

Note: There are no areas of Ancient Woodland on or adjacent to the site. The nearest AW is on the southern side of the stream which runs to the south of Limekiln Farm.

The following drawings are to be used in support of the above:

Reference: Horsham Planning Portal DC/25/0883 C3929 101 Proposed Drainage Design
C3929 201 Proposed Contribution Area
C3929 301 Exceedance Flow
C3929 501 Proposed Construction Details
C3929 Drainage Report
C3929 Maintenance Schedule
C3929 Calculations
C3929 Calculations – Section
Greenfield runoff

Attached to this document: TEMP HOUSE SITE PLAN 082-02e

Tree Summary

It is noted that there are no concerns relating to the siting of the proposed temporary house. There are, however, concerns about any indirect impacts on Ancient Woodland (AW) by the drainage works through changes to hydrology or disturbance to areas within the 15m AW buffer.

Tree Response

- It is suggested that a drainage layout overlay is applied to the site plan so as to identify Root Protection Areas (RPAs) along the stream and woodland edge. We attach the site plan for this application for reference, where it will be seen a) that the red line enclosing the application site does not include trees along the stream or the AW on the stream's southern bank.. These are within the ownership of the applicant, as denoted by the blue line.
- We can confirm that no drainage excavations will take place within RPAs or the 15m buffer. This can be identified on the attached drawing REVISED SITE PLAN 082/02d which is also shown on the Planning Portal.
- No drainage installations will be carried out near to trees in the construction of the temporary house.
- The hydrology of the area will be unaffected by the application.

On the basis of the above, we see no purpose in updating the Arboricultural survey because it does not cover the area of the application.

The following drawing is to be used in support of the above:

Attached to this document: REVISED SITE PLAN 082/02d

Landscape Summary

- Assurance required that the drainage and associated works will not adversely affect the Ancient Woodland or alter the local landscape character.
- Appropriate mitigation measures must be in place to retain and enhance the rural setting.

Landscape response

To provide confirmation that the woodland to the west and north of the general site of the proposed temporary house and the local landscape character will be unaffected, we attach a short note. This sets out the mitigation measures to be undertaken in order to maintain and enhance the existing landscape and protect the existing woodland and rural character.

The following is to be used in support of the above:

Attached to this document: LANDSCAPE & DRAINAGE MITIGATION NOTE

We confirm that land to the south of Limekiln Wood will be unaffected by the change of use of the existing barn at Oakleigh Farm, and that grazing will continue as before, but with addition of seasonal equine grazing. No new build forms, fencing or lighting will be introduced to the site.

We hope that the additional information set out above, and the attached reference drawings and note will provide the information requested in order to achieve approval of this planning application.

MB-P 16/01/2026v2