

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The North of Warnham Lodge Farm Mayes Lane Warnham Horsham
DESCRIPTION:	Erection of a self-build dwelling with associated landscaping
REFERENCE:	DC/25/2100
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Flood Risk Assessment and Outline Surface Water Drainage Strategy, Reference 73515, Dated: December 2025, Author: GeoSon • Design and Access Statement, Dated: December 2025, Author: Batchellor Monkhouse. • Landscape Plan, Rev: P02, Dated: 19/02/2026, Author: Landscape Consultancy and Design Ltd. • Landscape Design Strategy, LAR2518-LAN-REP-0310, Dated: February 2026, Landscape Consultancy and Design Ltd. The Flood Risk Assessment and Outline Surface Water Drainage Strategy report (FRA report) is thorough, it meets the standard expected by HDC Drainage and demonstrates that the design of the surface water drainage strategy has taken a pragmatic approach. The FRA report communicates the schemes dependencies and further action needed to resolve these dependencies. Alternative approaches to the surface water drainage strategy have also been discussed. In principle, HDC Drainage do not object to the proposed surface water drainage strategy, but we advise that the scheme dependencies discussed on page 38 of the FRA report are resolved as soon as possible, in addition to providing the requested information in the Main Comments Section below. As the site cannot rely on infiltration, the drainage infrastructure is reliant upon a suitable outfall location. Currently, an outfall location for the drainage strategy has not been confirmed, which may be considered a major constraint for the development. HDC Drainage require more information 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 35 and Policy 38.	
MAIN COMMENTS: • The applicant should confirm the following dependencies (p38 of the FRA): ◦ The topographic survey showing that there is sufficient fall at the site to allow a gravity connection into the receiving ditch ◦ Confirmation of the post development site levels ◦ Receipt of Ordinary Watercourse Consent from West Sussex County Council - HDC Drainage note that obtaining OWC from West Sussex County Council is not a criterion to obtain Planning Permission from Horsham District Council, though it may be advisable in this instance to determine that the outfall location is considered to be a suitable option. To support this planning application, the applicant must confirm that all permissions from the owner of the ditch/ riparian owner of the watercourse have	

been obtained, for use of the feature as the outfall location. This information may also be needed to apply for OWC.

- An assessment of the ditch (along Mayes Lane to the East of the site) must be provided, to identify whether the feature is expected...
 - to contain flowing water throughout the year (unless there is a drought or an unusually long period of dry weather). The range of expected water levels should be provided.
 - to seasonally dry up
 - to stay dry for most of the year.

- Context must be provided regarding the connectivity of the ditch and/or watercourse to waterways within in the wider landscape, as well as influences which might affect water levels in the feature, both upstream and downstream. [HDC Drainage note some context has been provided about the route of the ditch downstream:](#)

"...from the entrance to the site to be developed towards the gates at Warnham Lodge Farm (working in a southerly direction), there is quite a large drainage ditch which leads all the way to the drainage ditch Warnham Lodge Farm currently uses for it's excess water."

- If the ditch is to be the intended outfall location for surface water and/or treated effluent from a Package Treatment Plant (PTP) / Sewage Treatment Plants System, the applicant must demonstrate ownership of the ditch or otherwise obtain permission from the landowner for use of that feature.
- The method of foul and surface water disposal must be confirmed in line with the drainage hierarchy (Building Regulations Part H). [HDC Drainage note that Foul drainage has not been discussed.](#)
- If connections to Southern Water / Thames Water Utilities are proposed as part of the development, 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.
- 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. [HDC Drainage note that discharge rate is currently proposed to be no greater than QBAR \(2.3l/s\). The drainage strategy should be amended, to restrict flow to the 1 in 1 year Greenfield runoff rate \(2 l/s\).](#)

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

Advisory notes:

- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development. Incorporating swales and natural SuDS features into the drainage strategy is also welcomed.

ANY RECOMMENDED CONDITIONS: NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	08/04/2026