

TO:	Horsham District Council – Planning Dept
LOCATION:	Hillybarn Farmhouse The Mount Ifield West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 2, 3, 4, 5 and 6 to approved application DC/25/1901
REFERENCE:	DISC/26/0224
RECOMMENDATION:	No Objection / Modification required
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Drainage Design Strategy, Dated: June 2026, Author: MME Planning • Proposed Landscape Plan, Dated: June 2026, Author: Downsview Associates The proposed Treatment Plant is considered to be sited too close to the watercourse and the proposed soakaway. These distances need to be increased to allow for the treatment plant to be sited 10m from the watercourse and at least 5m from the proposed soakaway (or swale). HDC Drainage note, given the underlying Geology, it is unlikely the proposed soakaway will function efficiently as a soakaway, and will act more as an attenuation tank, with the overflow going into the watercourse. As such, the Drainage Design Strategy has explained that a swale will be implemented as an alternative element within the Surface Water Drainage Strategy. Whilst drawings haven't been provided to show how this will be positioned within the layout, an explanation has been provided. The Drainage Design Strategy have provided appropriate calculations to determine the capacity required for the Swale, as such, HDC Drainage have no overwhelming concerns regarding the proposed Drainage Strategy or flood risk. With amendments made to address the considerations raised above, HDC Drainage will be able 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: NA Advisory notes: • 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. • Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development, for non-potable use.	
ANY RECOMMENDED CONDITIONS: NA	
NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	20/08/2026

