

TO:	Horsham District Council – Planning Dept
LOCATION:	119 High Street Steyning West Sussex BN44 3RE
DESCRIPTION:	Change of Use from a bakery, shop and residential flat to 4 no. residential units (3 x 2-bed flats and 1 x 2-bed maisonette) with associated alterations, including a hip to gable roof extension and addition of dormer windows.
REFERENCE:	DC/26/0953
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: - Flood Risk Assessment, Dated: April 2026, Author: GAT Civils & Transport Ltd. - Letter of correspondence from Southern Water to Horsham District Council, Dated: 27th of July 2026 <i>"2.11 In conclusion, the flood risk profile of the building and external areas within the site is High: it is liable to flood from tidal and surface water sources. The highest predicted flood level is 11.83m AOD."</i> The ground floor level is to be elevated by +650mm (0.6m = 2ft). Aside from this, there are no proposed alterations to the building's fabric. The development is unlikely to increase flood risk, but within the lifetime of the development, the development is likely to be flooded. The Flood Risk Assessment has acknowledged the sites position in context of the Flood Zone (2). The concern is the use of the ground floor for independent flats, the occupants of which will <i>"have no place of refuge or safe route to dry land"</i> even if the likely duration of flooding in scenarios for Surface Water and Tidal flooding is likely to be short. The applicant has provided a Flood Evacuation Plan, stating a copy of this plan must be bound into the legal documentation (leases or freehold deeds), to alert the owners or tenants. Surface Water Drainage – Unknown. Connection to Foul Drainage will not be allowed. Foul Drainage – Southern Water connections available along Sir Georges Place. The applicant has stated <i>"The Sequential and Exception Tests are not needed to be considered in this case – as the development comprises change of use only."</i> MAIN COMMENTS: - NA	

ANY RECOMMENDED CONDITIONS:

No development shall commence/ take place until a detailed Foul and Surface Water Drainage Strategy is submitted to and approved in writing by the local authority for review, 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.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	07/08/2026