



SURFACE WATER DRAINAGE STATEMENT

**GERSTON HALL, GREYFRIARS LANE, STORRINGTON, PULBOROUGH, WEST
SUSSEX, RH20 4HE**

Introduction

This Surface Water Drainage Statement has been prepared to accompany a full planning application for the erection of a single-storey ancillary garage and equipment storage building at Gerston Hall, Greyfriars Lane, Storrington.

The application site is situated entirely within Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river flooding / lowest risk). Environment Agency flood mapping confirms the site is free from surface water flooding issues. The overall site area for the proposed building is significantly under 1 hectare; therefore, a formal Flood Risk Assessment (FRA) is not required under NPPF Policy F4 or Policy 38(1d) of the Horsham District Planning Framework (HDPF 2015).

In accordance with Horsham District Council's validation checklist, this statement sets out how surface water runoff will be sustainably managed on-site without increasing flood risk locally or downstream.

Site and Surrounding Area

The Gerston Hall estate comprises a detached, two-storey principal dwelling (with attic accommodation), associated residential cottages, stables, outbuildings, and surrounding agricultural land. The applicant's ownership extends across a total site area of approximately 6.8 hectares.

The application site itself is situated between the principal dwelling of Gerston Hall and a pair of residential cottages set within an established service yard and garaging complex. Immediately to the south of this outbuilding complex is a low-walled enclosure of early 21st-century origin, featuring modern buttress details and a timber entrance gate. This low wall previously enclosed a historic pond that was backfilled post-2006.

Immediately adjacent to the northern boundary of the estate lies Storrington Priory Vineyard, an established and productive commercial viticultural enterprise. Whilst held on a separate title, the vineyard operates in functional tandem with the wider Gerston Hall estate holding. Daily land management, maintenance, and harvesting operations rely on specialised agricultural and viticultural machinery. At present, this equipment is routed through and stored across open service areas of the site due to the absence of dedicated, covered storage facilities.

The proposal

Full planning permission is sought for the erection of a single-storey ancillary garage and storage building to provide secure, covered parking serving both the domestic requirements of Gerston Hall and the operational machinery needs of the estate land and vineyard.

The development involves the removal of the non-historic, early 21st-century low-walled enclosure to the south of the existing outbuilding complex.

Vehicular access to the proposed building will be achieved via the existing estate access off Greyfriars Lane, utilising a dual-aspect layout carefully designed to separate domestic and estate functions. The eastern elevation, housing the domestic garage bays, opens directly onto the established paved driveway to serve the day-to-day vehicular needs of Gerston Hall seamlessly. Conversely, the western elevation accommodates the larger agricultural and estate management bays, taking direct access from an existing grass track. This dual-sided approach ensures that heavier machinery and vineyard equipment can operate efficiently without encroaching on the formal domestic driveway, while eliminating the need for any new hardstanding or track creation across the site.

Because the building footprint primarily occupies the footprint of the existing walled enclosure and areas of modern hard surfacing, the net increase in impermeable area across the estate is negligible and will be fully managed by the proposed rainwater harvesting and attenuation drainage strategy.

Surface Water Management Strategy & SuDS Hierarchy

In accordance with HDPF Policy 38 (Flooding), National Standards for Sustainable Drainage Systems (SuDS), and NPPF Policy F8 (Sustainable drainage systems and watercourses), surface water runoff will be managed following the statutory SuDS hierarchy in a manner proportionate to the nature and scale of the proposal:

Priority 1 - Rainwater Harvesting and Re-Use at Source

Clean surface water runoff from the new clay-tiled roof will collect via traditional perimeter guttering and downpipes, which will direct flows to two above-ground rainwater storage butts located adjacent to the structure. Positioned on the vineyard side of the property to serve an agricultural purpose, these units will capture and store rainwater for re-use on-site, supporting landscape irrigation and broader estate maintenance.

Priority 2 - Controlled Overflow to Established Drainage Infrastructure

During periods of heavy rainfall where storage capacity is exceeded, surplus water from the rainwater butts will feed directly into the existing underground drainage pipe

running southwards from the adjacent Cottage/Annexe along the rear (western) boundary of the garage site.

This established line drains directly into the existing ornamental pond near the southern boundary of the property. The pond acts as an attenuation feature, providing secondary natural settlement and storage. Overflow from this pond discharges, as it historically has done, into the natural stream along the southern site boundary.

A Surface Water Disposal Plan (dwg ref. GHS/224P2) detailing the proposed surface water strategy is submitted with this application. For the above-ground storage, it is proposed to install 1,000-litre black IBC UV-protected storage containers (such as those supplied by ITP Packaging) or a similar approved specification. Positioned discreetly on the vineyard side of the building, these heavy-duty containers are standard infrastructure within agricultural and viticultural operations, making them entirely appropriate for this context both functionally and aesthetically.

Policy Compliance

HDPF Policy 24 (Environmental Protection)

The proposed scheme involves no hazardous operations or trade effluent. As clean roof runoff is either harvested for garden re-use or conveyed through an existing attenuated pond system before reaching the watercourse, the risk of surface or groundwater contamination is completely eliminated, preserving local water quality.

HDPF Policy 35 (Climate Change) and Policy 38 (Flooding)

The proposal sits in Flood Zone 1 (lowest risk). By incorporating rainwater harvesting as the primary drainage mechanism, the proposal actively supports climate resilience and sustainable water resource management. The secondary discharge path utilises existing, established site infrastructure without reliance on public surface water sewers. Consequently, the scheme will result in no increase in off-site flood risk.

Maintenance & Management

The ongoing maintenance of the rainwater harvesting butts, gutters, downpipes, filter/silt traps, and connection pipework will be managed directly by the Applicant as part of routine estate management.

Conclusion

The proposed surface water drainage strategy represents a practical, sustainable, and fully policy-compliant approach for this minor ancillary development. By prioritising rainwater re-use alongside established attenuation, the scheme satisfies HDPF Policies 24, 35, and 38, as well as the national principles set out in the NPPF.

APPENDIX

Fig1. Illustrative example of the proposed 1,000-litre black IBC UV-protected storage container. (Source: ITP Packaging)