

TO:	Horsham District Council – Planning Dept
LOCATION:	Norfolk House Cottages Tanyard Lane Steyning West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 7, 9 and 10 to approved application DC/16/1014
REFERENCE:	DISC/26/0285
RECOMMENDATION:	No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

In response to DC/16/1014 – HDC Drainage Officer provided the following comment (2016):

"...drainage conditions should be applied that require full details of the measures to dispose of foul and surface water and approaches to mitigate against the possible effects of flooding" ...as part of the proposed development site lies within a designated Environment Agency Flood Zone 2 area.

HDC Drainage (2026) note that The Flood Risk Assessment provided for DC/16/1014 stated *"...the proposals relate to an existing building and there is no further building proposed that would disperse additional water."*

Decision Notice for DC/16/1014:

"Condition 7. Full details of means of foul and surface water drainage to serve the development shall be submitted to and agreed in writing by the Local Planning Authority prior to the implementation of the change of use / development. The scheme agreed shall be implemented strictly in accordance with such agreement unless subsequent amendments have been agreed with the Local Planning Authority.

Reason: To ensure that the development is properly drained and to mitigate against the possible effects of flooding in accordance with Policy 38 of the Horsham District Planning Framework (2015)."

For this application (DISC/26/0285) the applicant has provided a number of images showing visible elements of the drainage infrastructure for foul and surface water drainage. Whilst not known whether these elements were 'as existing' HDC Drainage (2026) note that the surface water drainage infrastructure did not need to be adapted to adopt this re-development. As such, HDC Drainage are satisfied with the information provided, as there was little to no need a request a revised surface water drainage strategy and the foul connections would likely have remained the same.

As shown on the EA's Flood Map for Planning, the property largely lies within flood zone 1. Flood zone 2 and 3 abut the north of the property.



Figure 1: EA's Flood Map for Planning.

It would be advisable for the residents of each property to consider property level protection/ property Flood Resilience.

HDC Drainage do not need to see more information regarding drainage and **have no objection**.

MAIN COMMENTS:

NA

Advisory notes:

- 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:	28/09/2026