

TO:	Horsham District Council – Planning Dept
LOCATION:	Furnace Lakes Guildford Road Slinfold Horsham
DESCRIPTION:	Removal of 9 fishing swims and the siting of 3 shepherds huts for use as holiday accommodation together with associated works (Part Retrospective)
REFERENCE:	DC/26/0379
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Flood Risk Assessment, Reference 73556, Dated: January 2026, Author: GeoSon • Planning, Design and Access Statement, Dated: December 2025, Author: Batchellor Monkhouse • Shepherd Hut Floor Plan- 'PB Standard 20ft Guesthouse Medium', Dated: February 27, 2026, Author: Plankbridge Ltd The Flood Risk Assessment has stated: <i>"No new built footprint or impermeable surfacing will be created as part of the development proposals."</i> The applicant has also stated that any construction of new tracks and car parking will be with permeable materials such as MOT Type 3 and or use of a Geogrid <i>"to enable surface water runoff to infiltrate into the ground as existing or run off at or below the greenfield runoff rate."</i> ...As such, HDC Drainage does not consider that this proposal would have an unacceptable impact on flood risk on or off site. HDC Drainage also note the FRA has stated: <i>"Whilst considered unlikely, should surface water or river flooding occur within the application area it is recommended that the site is closed until the flood waters recede. In this instance, staff managing the site should advise guests that the lodges cannot be made available until flood inundation has passed. Any bookings should be cancelled for the period where flooding may occur."</i> However, no detail has been provided regarding Foul Drainage on site as part of the proposed development. The applicant must confirm the method of foul disposal in line with the drainage hierarchy (Building Regulations Part H). 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 method of foul and surface water disposal must be confirmed in line with the drainage hierarchy (Building Regulations Part H). • Supporting foul flow calculations, in line with Sewerage Sector Guidance and/or Building Regulations Part H, is to be provided. It should be noted that any proposed foul water system and foul water treatment unit should be in line with current legislation and best practice for the management of domestic waste, with any method for disposal justified and appropriate permits sought.	

- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water.
- Maintenance and Management Plans must be provided for both the proposed Foul and Surface Water Drainage Strategy, including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.

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

Advisory notes:

- In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body or to ground from the Environment Agency, where non-mains foul drainage is proposed.
- On the Horsham District Council website, there are several useful documents available to the public, which the applicant may wish to use as guides for their application. To navigate to this page you can follow this link:
<https://www.horsham.gov.uk/planning/local-plan/local-plan-examination/Examination-Library>
Alternatively, here is how to navigate to that page on the HDC Website:
Home > Planning and development > Local Plan > Local Plan examination > Examination Library > Evidence Base Documents > Climate Change and Water
- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development.

ANY RECOMMENDED CONDITIONS:

NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	10/06/2026