

TO:	Horsham District Council – Planning Dept
LOCATION:	Furzefield Farm Honeybridge Lane Ashurst West Sussex
DESCRIPTION:	Demolition of existing stable buildings and erection of a single barn structure.
REFERENCE:	DC/26/0627
RECOMMENDATION:	More Information – Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Letter of correspondence from Southern Water to Horsham District Council Planning Department, Dated: 21st May 2026. • Existing Stables – Elevations Floor and Roof Plans, Drawing No: 302.26.02, Dated: 18.02.2025 • Proposed Floor Plans - Elevations Floor and Roof Plans, Drawing No: 302.26.01, Dated: 18.02.2025 • Location Plan, Dated Produced: 16-Apr-2026 • Planning Statement, Prepared by Mr Adam Cove & Mrs Imogen Cove. • Planning Application Covering Letter – Replacement Stable Barn, Uploaded: 24/04/2026. The Planning Statement has stated: <i>"Surface water and foul drainage associated with the development will connect into the existing drainage system serving the site".</i> The Planning Application Covering Letter has stated: <i>"Surface water and foul drainage associated with the proposed development will be directed to the existing drainage system serving the site. This approach ensures the proposal utilises established infrastructure and will not give rise to additional drainage impacts".</i> HDC Drainage do not have concerns about an increase in the amount of surface water runoff as a result of the proposed development resulting in a higher flood risk. It is understood that the proposed development will not increase the amount of impermeable areas on site... but no detail regarding the existing drainage infrastructure has been provided or considerations of how surface water will be managed following the proposed development. It is expected that all new development will improve runoff rates and we expect to see some indication of how surface water will be managed post-development. It is also noted that there is a 'Wash Bay' as part of the proposed development. The runoff from this Wash Bay area should be managed appropriately. If there is to be an adjoining washroom/ toilet / sink, either within the 'Tack Room' or as part of this proposed development, the foul water should also be managed appropriately alongside the water from the Wash Bay. Details of the <i>"existing drainage system serving the site"</i> must be provided. 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. This can be conditioned.	

MAIN COMMENTS:

- The applicant must demonstrate an understanding of how surface water currently flows across the site under 'normal' conditions and during rainfall events, providing an assessment of the current and proposed drainage patterns entering the site, within the site and leaving the site.
- The applicant should provide a measurement of the total site area, all pre-development permeable and impermeable areas within the red line boundary and all post-development permeable and impermeable areas within the red line boundary.
- A fully designed surface water management strategy should include:
 - The aim to achieve and better greenfield runoff rates and adherence to the drainage hierarchy.
 - Rationale for SuDS selected in line with the Horsham District Planning Framework (2015) – Policy 38, and industry best practice such as The SuDS Manual (C753).
- The following flow and volume rates must be provided:
 - existing runoff rates during a 100% Annual Exceedance Probability (AEP), 3.33% AEP, 1% AEP storm events
 - post development discharge rates during a 100% AEP, 3.33% AEP, 1% AEP and 1% AEP + 45% for Climate Change storm events
 - greenfield runoff rate (QBAR)
 - water storage capacity volumes of the proposed drainage features, to attenuate the 1% AEP + climate change storm event (see details below).
- The runoff from the proposed development should, where possible, be restricted to the greenfield 1 in 1 year runoff rate (100% AEP) during all events up to and including the 1 in 100-year rainfall event (1% AEP) + 45% allowance for climate change. Where this is not possible, the runoff from the proposed development should restrict flows to as close as reasonably practical to the greenfield runoff rate for the site.
- **If restricting runoff rates back to the 1 in 1-year greenfield runoff rate is considered unreasonable, HDC Drainage may allow discharge rates to be restricted to as close as feasibly possible, limiting up to a 50% betterment of the brownfield 1 in 1-year runoff rate as a last resort.**
- The surface water drainage strategy must demonstrate that the proposed SuDS attenuate all runoff from all impermeable areas for the 1 in 100-year rainfall event (1% AEP) + 45% allowance for climate change (upper end). Attenuation should be provided on site to ensure that:
 - The 100% AEP storm event does not generate excessive surcharging in the drainage system.
 - The 3.33% AEP storm event is safely contained underground with no flooding.
 - The 1% AEP + climate change storm event is safely contained within the site without risk to persons or property.
- Where infiltration discharge methods are proposed (soakaways/swales etc...), the applicant must provide testing in accordance with BRE365, at the location and depth of the proposed devices.
- Where infiltration testing has not been undertaken, provide an infiltration assessment, supported by a desk-based assessment of soil types, geology and suitability for infiltration potential (See the Horsham District Council Local Plan evidence base), together with an alternative option for surface water disposal.

- If a ditch and/or watercourse is present on site, an assessment of each feature must be provided, to identify whether the feature is expected...
 - to contain flowing water throughout the year (unless there is a drought or an unusually long period of dry weather). The range of expected water levels should be provided.
 - to seasonally dry up
 - to stay dry for most of the year.
- If a ditch and/or watercourse is present on site, context must be provided regarding the connectivity of the ditch and/or watercourse to waterways within in the wider landscape, as well as influences which might affect water levels in the feature, both upstream and downstream.
- If a ditch and/or watercourse is present on site, the applicant must demonstrate that a visual inspection of the ditch and/or watercourse has been undertaken, providing a detailed summary of site conditions on the day of assessment with supporting photographs.
- If a ditch and/or watercourse is present on site or along the boundary of the site, the applicant must demonstrate ownership of the ditch/ watercourse.
- If a ditch and/or watercourse is to be the intended outfall location for surface water and/or treated effluent from a Package Treatment Plant (PTP) / Sewage Treatment Plants System, the applicant must obtain permission from the landowner for use of that feature.
- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water.
- The applicant must provide plans which indicate the expected exceedance routes for storm events greater than the 1% AEP + climate change storm event. The Drainage Strategy must demonstrate that the surface water runoff from these events can be controlled, to confirm there is no adverse flood risk to the development or elsewhere. Evidence of appropriate management and mitigation of exceedance flows are expected within the Drainage Strategy, to demonstrate that the proposed conveyance systems have considered the risks associated to nature, people and property during the event of failure and/or exceedance.
- The method of foul 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.
- 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.

- 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.
- 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:

The applicant must provide details of the intended Foul and Surface Water Drainage Strategy, which is to be approved by the HDC Drainage team at the Local Council.

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