TO:	Horsham District Council – Planning Dept
LOCATION:	East Wantly Barn, Northlands Lane, Storrington, United Kingdom
DESCRIPTION:	Installation of farm gate with removal of section of hedge and creation of additional hardstanding.
REFERENCE:	DC/25/0379
RECOMMENDATION:	More information required, see comments below for detailed overview.

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the information provided by the applicant in support of the planning application.

MAIN COMMENTS:

The applicant is marginally increasing impermeable area on site. The surrounding geology suggests the site has moderate to high levels of impermeability, indicating the existing ground discharges via overland flows into the adjacent ditch. Therefore, the runoff volume entering the drainage ditch along Northlands Lane should not be significantly affected by the new surfacing.

The applicant should submit information confirming the levels of the new area hardstanding in relation to the wider road and the ditch to confirm that the surface falls towards the adjacent ditch and runoff from this area will discharge entirely into the drainage ditch.

Any surface water run-off from the new area of hardstanding that passes onto the adjacent Northlands Lane, or the highways drainage system is unacceptable.

Advisory:

The applicant will require ordinary watercourse consent for any new structures or positive discharges into the existing ditch.

ANY RECOMMENDED CONDITIONS: No

NAME:	S Goddard E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	15/07/2025