

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 519396 111237 Church Farm Walk Upper Beeding West Sussex
DESCRIPTION:	Erection of 4 No. detached dwellings with associated amenity space, car parking spaces, detached carports, access road and other associated infrastructure.
REFERENCE:	DC/25/2114
RECOMMENDATION:	No Objection – Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Design & Access Statement, 2517 Rev C, Fairfax Acquisitions Ltd. • Letter of correspondence from Southern Water to R. Wain, Dated: 25th February 2026. • Comments provided by a local resident to the Planning Case Officer, submitted at 13/02/2026 3:04pm. • Letter of Correspondance from Aqua Terror Director to Horsham District Council – Drainage Team, Dated: 27th February 2026. • Church Farm: Flood Risk Assessment and Outline Drainage Strategy, Dated: February 2026, Document reference: P25083_R3_Rev2, Aqua Terra. HDC Drainage 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: • HDC Drainage have considered the concerns raised by a local resident regarding construction-phase pollution risks associated with the proposed development, specifically in relation to the proximity of the site to areas of special interest and local value, named as the River Adur Water Meadows and Wyckham Wood Local Wildlife Site. HDC Drainage are unable to provide comment regarding the implementation of surface water protection measures during the construction phase of the proposed development, as this falls within the jurisdiction of Building Control, environmental legislation and safety standards. On review of the finalised Drainage Strategy, HDC Drainage will consider providing comment recommending that additional caution is taken during construction, to assist in protecting these assets from unnecessary harm as a result of pollution. Advisory notes: • 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. • Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development.	
ANY RECOMMENDED CONDITIONS:	

Details of the finalised Drainage Strategy must be submitted to Horsham District Council – Drainage, for review and approval, prior to Planning Permission being granted.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	12/05/2026