

TO:	Horsham District Council – Planning Dept
LOCATION:	Gorelands Farm Stane Street North Heath West Sussex
DESCRIPTION:	Demolition of an existing agricultural building and erection of a dwelling (as an alternative to Prior Approval Ref. DC/25/0707).
REFERENCE:	DC/26/0597
RECOMMENDATION:	No Objection
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: Flood Risk and Drainage Strategy, Dated: July 2026, Flood Risk Environmental Note: No Drainage Information was provided for DC/25/0707. 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. As such, HDC Drainage have No Objection.	
MAIN COMMENTS: The Flood Risk and Drainage Strategy report written by Flood Risk Environmental, on behalf of the applicant, is an excellent piece of work. All concerns raised about Flood Risk on site have been addressed and the design of the strategy has been carefully considered, providing justification for the design and meeting industry standard. 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.	
ANY RECOMMENDED CONDITIONS: NA	
NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	27/07/2026