

From: drainage <drainage@midsussex.gov.uk>
Sent: 21 July 2026 15:53:34 UTC+01:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.07.21 - DM/26/0128 – The Foal Barn, Wyndham Farm, Wineham Lane, Wineham, Henfield, West Sussex BN5 9AN

Dear Deborah,

Thank you for re-consulting the Flood Risk and Drainage Team on the above application.

We understand the proposed application is for the change of use of land from agricultural use to equestrian use, erection of stable building, and construction of all-weather outdoor riding area; with associated hard/soft landscaping, and access arrangements. Amended site plan received 17.06.2026 showing revised position of outdoor riding arena, together with amended supporting documentation including ecology and BNG assessment, tree report and flood risk and drainage assessment.

We have reviewed the revised Flood Risk Assessment and Drainage Strategy prepared by AAH Consultants, the amended drainage drawings and supporting calculations, the revised site layout plans, and the correspondence from the Lead Local Flood Authority (LLFA) relating to the proposed discharge to the adjacent ordinary watercourse.

Flood Risk

The application site lies partly within Flood Zone 1 and partly within Flood Zones 2 and 3 associated with the adjacent ordinary watercourse. The revised proposals have relocated the proposed stable building and riding arena such that the built development is located outside the areas of highest flood risk, whilst retaining the land adjacent to the watercourse as undeveloped.

The submitted Flood Risk Assessment demonstrates that flood risk has been appropriately considered and that the proposed development can be accommodated without increasing flood risk on or off site. The assessment includes appropriate finished floor levels, flood routing and emergency access arrangements.

The Flood Risk and Drainage Team has assessed this application on the understanding that the proposed stable building will remain in equestrian use (less vulnerable) for the lifetime of the development and will not be occupied as a dwelling, used for overnight accommodation, or converted to any form of residential use (more vulnerable).

Surface Water Drainage

The submitted drainage strategy proposes to manage surface water runoff through a sustainable drainage system incorporating attenuation storage with a controlled discharge to the adjacent ordinary watercourse.

The revised drainage strategy demonstrates that post-development runoff rates will be restricted to an appropriate greenfield equivalent discharge rate and that sufficient attenuation storage has

been provided to accommodate the critical storm events, including an allowance for climate change.

The Flood Risk and Drainage Team notes that the previous concerns relating to the proposed discharge arrangement have now been satisfactorily addressed.

The applicant has provided correspondence from the LLFA on the Ordinary Watercourse Consent requirements.

The submitted strategy also includes appropriate water quality treatment measures together with details for the future inspection and maintenance of the proposed SuDS features.

This is acceptable in principle, subject to detailed design.

Foul Water Drainage

The submitted information includes proposals for the management of foul drainage associated with the equestrian use, together with measures for the storage and management of manure and stable washdown to minimise the risk of pollution to nearby watercourses.

This is acceptable in principle, subject to detailed design.

Based on the information available, the Flood Risk and Drainage Team has **no objection** to the proposed development on flood risk and drainage grounds, subject to the following condition.

C18D

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk