



Foul and surface water drainage statement incorporating flood risk assessment

Demolition of modern farm buildings.

Extension and conversion of existing barn to dwelling house.

Conversion of existing stable building to ancillary accommodation.

Construction of replacement stables, games room outbuilding
and a bin, bike and storage outbuilding.

Westhouse Farm, Henfield Road, Albourne, BN6 9DE

November 2025

Introduction

The proposal seeks planning permission and listed building consent for the demolition of five existing modern farm outbuildings and the conversion and extension of the barn to a dwelling house.

The applications also propose the conversion of the stable building to ancillary accommodation in association with the converted barn.

The applications propose the creation of a replacement stable buildings, games room outbuilding and bike and bin storage building.

The site has not functioned as a working farmstead for many years, and the proposal seeks to undertake the sensitive repair, conversion and extension of the existing Grade II Listed 17th century barn to a single dwelling, and the restoration and conversion of the late 18th century stable building to an annexe.

The application site measures 0.66 ha and is accessed from the western side of Henfield Road (B2116).

The site is located within the rural village of Albourne and in the western extremity of the Mid Sussex District Council's jurisdiction. The boundary with the neighbouring Local Planning Authority, Horsham District Council, is situated 1.13km to the west of the site.

Foul water drainage

The applicant proposes foul water disposal by a highly efficient package treatment plant.

In the absence of mains drainage this is considered to be an appropriate means of foul water disposal which would avoid harm to the quality of the soils.

The new package treatment plant will be a Rewatec Solido Smart 2-8 Person Sewage Treatment Plant manufactured by Premier Tech Aqua, 2 Whitehouse Way, South West Industrial Estate, Peterlee, Co Durham, SR8 2RA.

The package treatment plant will be installed and fully operational prior to occupation of the development. The package treatment plant will be installed in accordance with the manufacturer's recommendations and instructions, and in accordance with the Building Regulations.

The package treatment plant will be serviced by a qualified British Water accredited engineer on an annual basis in accordance with the manufacturers servicing and maintenance guide to ensure it is operating efficiently and effectively.

This would include a de-sludge to ensure a solids build-up doesn't compromise the treatment chamber if the sludge level reaches 70% of the permitted maximum.

The annual service would include an assessment of the activated sludge volume in the reactor in accordance with the manufacturers servicing and maintenance guide.

The annual service would include checking of all working parts including:

- Air blower strength/efficiency
- Air filter check/change
- Final water quality
- Mechanical component checks/replacements
- Air pipe checks
- Diffuser checks
- Health of bacteria

The run-off from the treatment plant will be taken to a soakaway drainage field.

Surface water drainage

Surface water will be discharged by infiltration. This will be designed following infiltration testing in accordance with BRE365, at the location and depth of proposed devices.

Infiltration devices will be located 5m from structures and boundaries, in addition to avoiding Root Protection Zones.

The proposed permeable surfacing will be constructed of MOT Type 3 sub base to a depth of 300mm overlaid with a permeable pea shingle, or similar.

The applicant is happy to accept a condition requiring a detailed drainage design prior to commencement of development.

Flood risk assessment

The site is within flood zone 1 as identified by the Environment Agency.

The site is also not in an area identified as at risk from future surface flooding.

As a result, there are no issues in relation to flooding and the development would not result in an increase in flood risk to neighbouring properties.