

From: drainage <drainage@midsussex.gov.uk>
Sent: 13 February 2026 19:54:59 UTC+00:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.02.13 Re: DM/26/0128 - The Foal Barn Wyndham Farm Wineham Lane
Wineham Henfield West Sussex BN5 9AN

Dear Deborah,

Thank you for 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.

Having reviewed the information provided, we can provide the following comment:

- The FRA and Drainage Strategy needs to be updated to reflect the correct application boundary as per the latest submitted location plan 180506-503 rev A.
- Details relating to the proposed location of the muck heap;
 - The location of a muck heap
 - Storage arrangements for manure
 - Runoff management from manure storage
 - Pollution prevention measures associated with equine waste

Flood Risk

- The proposed development layout be overlaid onto the modelled flood levels for the 1:100, 1:100+CC and 1:1,000 together with the latest Environment Agency Risk of Flooding from Surface Water mapping and with climate change

Surface Water Drainage

- Water used to wash out stables is considered to be foul water and as such a system for managing foul water will be required on site. Consideration will be needed into how solid waste within any washout is to be managed to ensure a drainage system does not become blocked and there is a separation of clean and dirty water.

Ordinary Watercourse Consent (OWC)

- Whilst the OWC is not a Planning matter, it will need to run alongside this application. Evidence that OWC has been granted will need to be submitted at this stage of planning.

OWC application: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/dealingwithflooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

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