

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Parsons Field Stables, Pickhurst Lane, Pulborough, West Sussex
DESCRIPTION:	Use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Erection of stable building and formation of hardstanding (retrospective). Associated landscape works including planting of native hedges and removal of hardstanding and american barn.
REFERENCE:	DC/25/1371
RECOMMENDATION:	No Objection - Condition

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed:

- Letter "prepared in response to Lead Local Flood Authority comments dated 12.11.2025" Dated: 20th November 2025, Aegaea.
- 'Refuse, Boundary & Surfacing' Drawing, Dated: 08.10.2025, Promethean Planning.

HDC Drainage have **no objection** and have determined 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 38.

MAIN COMMENTS:

NA

Advisory notes:

- The applicant has determined that "the site drainage meets the requirements of the general binding rules for small sewage discharges and therefore doesn't require an environmental permit". It is for the applicant to uphold these general binding rules or otherwise seek the appropriate permit.
- 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:

The applicant must remove all existing hardstanding from the site and replace with permeable surfacing, which should be installed only within the areas identified on the approved Drainage Plans.

*See: 'Impermeable Area Plan' within the Letter "prepared in response to Lead Local Flood Authority comments dated 12.11.2025" (Dated: 20th November 2025, Aegaea) which identifies 'Proposed surfacing to be porous material'.

NAME:	A. Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	18/12/2025