TO:	Horsham District Council – Planning Dept
LOCATION:	Parsons Field Stables Pickhurst Lane Pulborough West Sussex, RH20 1DA
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3,5,6,7 and 10 to approved application DC/24/0256
REFERENCE:	DISC/25/0226
RECOMMENDATION:	Condition 3: Satisfied

SUMMARY OF COMMENTS & RECOMMENDATION:

Horsham District Council - Drainage, provided a consultation response to DISC/25/0226 on the 21st August 2025, advising more information was required.

The following supporting document was reviewed as part of this DISC/25/0226 consultation response on the 21st August 2025 (Note: this document also informed the consultation response for DC/24/0256 on the 9th April):

- Drainage Strategy (Aegaea, 28/03/2025, Ref: 7554_RH20_Pulborough_07)

We have reviewed the following supporting document provided as part of this application for DISC/25/0226:

- Supporting Statement – Additional Drainage Information, Uploaded on the Planning Portal 11/09/2025

The detail within the Supporting Statement provided is sufficient to support the proposals to determine 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.

As such, Horsham District Council – Drainage, recommend the Discharge of Condition 3:

3. Pre-Commencement Condition: *No development shall commence until a drainage strategy detailing the proposed means of foul water disposal and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

MAIN COMMENTS:

We have reviewed the information provided by the applicant in support of the planning application.

- The applicant has confirmed ownership of the ditch belonging to the landowner of the site. Please note, in addition to Planning Permission, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the LLFA at West Sussex County Council, to consent to any works adjacent to or within an ordinary watercourse. Ordinary Watercourse Consent is still required even where the outfall is within 3rd party land.

Advisory note:

- In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body or to ground from the Environment Agency.
- We note the applicant has suggested the application will not require a permit to discharge treated foul water to a water body or to ground, stating:

  "The proposed drainage design is to be in accordance with the general binding rules for small sewage discharges and therefore doesn't require an environmental permit".

  Horsham District Council – Drainage, advise that the applicant consult the Environment Agency, with appropriate evidence to demonstrate how the drainage strategy meets these requirements.

ANY RECOMMENDED CONDITIONS: NA	
NAME:	A. Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	25/09/2025