

TO:	Horsham District Council – Planning Dept
LOCATION:	2 Greenacres Farm West Chiltington Lane Billingshurst West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 9 of allowed appeal ref: APP/Z3825/C/25/3375768.
REFERENCE:	DISC/26/0210
RECOMMENDATION:	No Objection
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: Drainage Strategy – Condition 9 i)(b), Dated: 24/06/2025, Author: Aegaea The ditch, which is the intended location of the outfall for the Foul and Surface Water Drainage Strategy, is not ideal. The connectivity of this ditch to waterways within the wider landscape, as well as influences which might affect water levels in the feature, both upstream and downstream, has not been reviewed or discussed. The ditch most likely carries runoff from the road and neighbouring landscape (East). As it is a boundary feature and does not appear to lie solely within the ownership boundary of WSCC Highways, the outfall is believed to be sited in an appropriate location and the combined discharge rate for foul and surface water is 2l/s, HDC Drainage find it <u>reasonable</u> for the applicant to consider this feature within the Drainage Strategy. The 'Flood Map for Planning' showing surface water flood risk, does not appear to highlight the ditch as an area of concern. Given the scale of the proposed development, HDC Drainage find it reasonable to accept this ditch as the outfall for the intended Surface Water Drainage Strategy. Any future connections to the ditch, however, MUST provide evidence following a period of assessment of the ditch to monitor its function, particularly during the wetter months (usually late Autumn – early Spring) following the connection of this development to the feature. HDC Drainage Advise that should the case officer for this application grant planning permission, it must be stipulated that the site hereafter, must maintain the ditch along the property boundary. The applicant / owners of the site must acknowledge their responsibility as Riparian Owners. HDC Drainage also advise that the applicant monitor the condition of the ditch downstream, so that the Drainage Strategy is not impeded by poor conditions within the ditch. HDC Drainage consider the Drainage Strategy be a proportionate response to the proposed development <u>for this application</u>. As such, it HDC Drainage believe this Drainage Strategy meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.	
MAIN COMMENTS: Advisory notes: In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body from the Environment Agency, where non-mains foul drainage is proposed.	

- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development, for **non-potable** use.

ANY RECOMMENDED CONDITIONS:

NA

NAME:

A.Furness

DEPARTMENT:

Horsham District Council - Drainage

DATE:

04/08/2026