

TO:	Horsham District Council – Planning Department
LOCATION:	Land North of Jolesfield Cottages, Jolesfield, Partridge Green, West Sussex
DESCRIPTION:	Outline Application for the development of 9 new residential dwellings with all matters reserved except access.
REFERENCE:	DC/26/0262
RECOMMENDATION:	More Information Required
SUMMARY OF COMMENTS & RECOMMENDATION: We have reviewed the following information submitted by the applicant in support of the planning application: • Aegaea, Flood Risk Assessment and Surface Water Drainage Strategy (15/01/2026) We recommend the applicant provides the following information prior to granting Outline planning permission: • An indicative foul water drainage strategy including an identified means of foul discharge in accordance with the Building Regulations Part H foul discharge hierarchy. In addition to Planning Permission, the applicant may additionally require the following: • Ordinary Watercourse Consent (OWC) from the LLFA, to consent to any works adjacent to or within an ordinary watercourse, including (but not limited to) the construction of surface water outfall headwalls. • An Environmental Permit from the EA, to consent to any discharges to ground and surface water from treatment of sewerage (as applicable). • Approval is required from Southern Water for connection to a public sewer under Section 106 of the Water Industry Act 1991. If required, the foul drainage strategy is reliant on this approval.	
MAIN COMMENTS: As above.	
ANY RECOMMENDED CONDITIONS: • No development shall commence until a Full drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Opportunities to provide collection for non-potable use should be prioritised. 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) and the DEFRA National Standards for Sustainable Drainage Systems (2025) • No development shall commence until an assessment has been undertaken of flood risk at the site in the event of blockage of the pond outfall. An assessment should also consider surcharging at proposed outfalls to the pond/ditch and indicate measures taken to prevent flows from the pond/ditch entering the proposed network. A maintenance schedule should be provided demonstrating measures taken to mitigate against blockage. Reason: As this matter is fundamental to ensure that the development complies with Policy 38 of the Horsham District Planning Framework (2015).	

NAME:	A Harman E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	24/03/2026