

TO:	Horsham District Council – Planning Dept
LOCATION:	1 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/25/3375764.
REFERENCE:	DISC/26/0209
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 receiving outfall feature, is not ideal, but may be considered justifiable in this instance: ○ Though the connectivity of this ditch to waterways within the wider landscape, as well as influences which might affect water levels in the feature has not been reviewed or discussed, the ditch most likely carries surface water runoff from the road and neighbouring landscape (north/ north-east). ○ The ditch appears to be a boundary feature and does not appear to lie solely within the ownership boundary of WSCC Highways. ○ The 'Flood Map for Planning' showing surface water flood risk, does not appear to highlight the ditch as an area of concern. ○ The outfall appears to be sited in an appropriate location and the combined discharge rate for foul and surface water is 2l/s, which HDC Drainage consider to be appropriate in respect of this development. Considering the points above and on review of the Drainage Strategy, HDC Drainage find it reasonable for the applicant to consider this ditch as the receiving outfall feature. Should future connections to the ditch be considered, an applicant must provide evidence of an assessment of the ditch, monitoring the fluctuation of water levels, particularly during the wetter months (which are expected between late Autumn – early Spring). HDC Drainage advise that should the case officer for this application grant planning permission, it must be stipulated that hereafter, the site must maintain the ditch along the property boundary, 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 <u>proportionate</u> response to the proposed development <u>for this application</u>. As such, 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