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for people and wildlife

Environment Agency

Horsham District Council - Development Control
NORTH STREET, HORSHAM, RH12 1RL

Reference: PA-0015196/01
Customer reference: DC/26/1423
09 November 2026

**Demolition of existing equestrian buildings, the erection of 10 dwellings, construction of replacement equestrian facilities including stables, horse walker and sand school and all ancillary works.**

**New Barn Farmhouse CAPEL ROAD HORSHAM West Sussex RH12 4PZ**

Dear Planning Officer,

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

**Environment Agency position**

We have **no objection** to the proposed development as submitted.

**Advice to Applicant**

The Flood Risk and Drainage Assessment document states that the development will be served by a private sewage treatment plant with the treated effluent discharging to the watercourse to the south. Based on the number and size of the houses it is likely the proposed treatment plant will discharge more than 5 cubic meters of treated effluent per day. The watercourse where the effluent will discharge to is also in a designated Local Wildlife Site, and therefore a discharge permit from the Environment Agency would likely be required. We would advise that the applicant submits a pre-application enquiry to the Environment Agency at the following link: https://submit-form-to-defra.service.gov.uk/form/apply-for-preapplication-advice-discharges-to-surface-water-or-ground/before-you-apply.

Government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning

applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer.

2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation).

3. Septic Tank.

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting (England and Wales) Regulations 2016, any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity, or hold a permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of a permit.

If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.

Yours sincerely,

**Environment Agency – Solent & South Downs**

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