



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0230

Allotment Gardens, Stopham Road, Pulborough, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 9 (foul sewerage disposal) and 10 (surface water disposal) to approved application DC/26/0619 (Removal of Conditions 15 and 16 of DC/22/0661 (Variation of Condition 1 of DC/16/0728 (as amended by DC/21/1535) (23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix) relating to water neutrality and to remove the requirement to provide the station car park prior to occupation of the dwellings).

RELEVANT PLANNING HISTORY:

DC/26/0619	Removal of Conditions 15 and 16 of previously approved application DC/22/0661 (Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix) relating to water neutrality and to remove the requirement to provide the station car park prior to occupation of the dwellings.	Permitted 11/08/2026
DC/22/0661	Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix.	Application Permitted on 02.06.2025
DISC/23/0130	Approval of details reserved by condition 10 and 11 to approved application DC/16/0728 (as amended by DC/21/1535).	Application Refused 05.12.2024
DISC/21/0217	Approval of details reserved by conditions 7, 8, 9, 10 (car park only), 11 (car park only) and 12 to approved application DC/21/1535	Application Permitted on 28.10.2021
DC/21/1535	Variation of Conditions 3 and 5 of previously approved application DC/16/0728 (Development of the site to	Application Permitted on 26.10.2021

provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road), to enable the development (including drainage works) to commence not more than six months prior to the details of the proposed access being agreed to and approved in writing by the Local Planning Authority.

DC/16/0728

Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road.

Application Permitted On
12.11.2018

Outline of condition discharge history

The below conditions were attached to application DC/21/1535.

Condition 10:

Pre-Commencement Condition: Development shall not commence until a drainage strategy detailing the proposed means of foul sewerage disposal and an implementation timetable has been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure sufficient provision is made for disposal of sewerage from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

Condition 11:

Pre-Commencement Condition: Development shall not commence until details of surface water disposal, based on sustainable drainage principles, and a timetable for delivery has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The submitted details shall include details of management and maintenance responsibilities for the lifetime of the development. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure sufficient provision is made for disposal of surface water from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

These conditions are very similar worded and for reasons to those conditions sought to be discharged under DC/21/1535 and were partially discharged (for the car park area only) under DISC/21/0217.

PLANNING ASSESSMENT

Planning Application DC/26/0619 was permitted on the 11th of August 2026, for the following:

Removal of Conditions 15 and 16 of previously approved application DC/22/0661 (Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix) relating to water neutrality and to remove the requirement to provide the station car park prior to occupation of the dwellings.

Approval is now sought for details reserved by conditions 9 (foul sewerage disposal) and 10 (surface water disposal).

The details comprise a Drainage Maintenance Plan by Arch Associates Dated 23.06.2026, Engineering Technical Note by Arch Associates Dated 23.06.2026 and 9 Appendices, and a construction programme (Stopham Road - Draft Construction programme 2026.08.19).

Pre-Commencement Condition 9

Development shall not commence until a drainage strategy detailing the proposed means of foul sewerage disposal and an implementation timetable for the residential element of the development proposals has been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure sufficient provision is made for disposal of sewerage from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

After the original planning permission DC/16/0728, the scope of the details reserved has narrowed to relate to the timetable for implementation of residential element of the development proposals only. In response, a construction programme has been submitted that provides a timetabled completion for second quarter of 2028.

The foul water strategy is to discharge to the existing Southern Water manhole, within Stopham Road with a short length of sewer put forward for adoption to Southwater, subject to a S104 agreement. The drainage design has been devised and discharge rate calculated in accordance with Sewerage Sector Guidance and Building Regulations.

In the knowledge of that specification and the construction programme, Southern Water (consulted three times) has raised no objection to the proposed means of foul sewage disposal and its timing. Whilst the Local Planning Authority's preference would be to have submitted an implementation timetable that extends to occupation phase, the level of detail submitted has evidently provided Southern Water sufficient knowledge to likely completion and how this aligns with capacity in the sewerage network at that future time, and in this instance has not raised objection.

For the above reasons condition 9 is recommended for discharge as the submitted details address the condition reason.

Pre-Commencement Condition 10:

Pre-Commencement Condition: Development shall not commence until details of surface water disposal, based on sustainable drainage principles, and a timetable for delivery for the residential element of the development proposals has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The submitted details shall include details of management and maintenance responsibilities for the lifetime of the development. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure sufficient provision is made for disposal of surface water from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

Southern Water have raised no objection to the discharge of condition 10.

WSCC as the Lead Local Flood Authority have provided a consultation response on condition 10, as it relates to surface water flooding. Regarding condition 10 the flood authority have raised objection as the information provided does not align with the requirements of condition 10. Furthermore, the flood officer confirms the proposal may increase the risk of flooding elsewhere, or to the proposed development. The

officer has requested additional information: on the surface water connection; location of the off-site discharge; and further infiltration testing.

The Lead Local Flood Authority has raised objection to the proposal, requiring the provision of additional information for the reasons, in particular the outstanding need for additional information and without this, a potential for an increase in flooding; therefore, the details submitted pursuant to condition 10 are not sufficient.

Recommendation: Split Decision

Condition 9

The requirements of condition 9 have been satisfied.

Condition 10

The requirements of condition 10 have not been satisfied for the following reason:

Insufficient surface water drainage details have been provided to fulfil the requirements of condition 10

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0230

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved in relation to details pursuant to Condition 9: foul drainage only:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Stopham Road - Draft Construction programme 2026.08.19		21.08.2026
Supporting Statement	Drainage Maintenance Plan by Arch Associates Dated 23.06.2026		20.07.2026
Supporting Statement	Engineering Technical Note by Arch Associates Dated 23.06.2026 (excluding Appendix 5, 6, 8, and 9)		20.07.2026

DELEGATED

Case Officer sign/initial Alice Johnson Date: 30.09.2026

Authorising Officer sign/initial Matthew Porter Date: 01-10-2026