



**Horsham
District
Council**

Mrs Maria Wright
MH Architects Limited
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ

Our ref: DISC/26/0230
Your ref: 20-002 Stopham DOC 9&10
Email: planning@horsham.gov.uk
Direct Line: 01403 215436
If Calling Please ask for: Alice Johnson
Date: 1st October 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

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).

Allotment Gardens Stopham Road Pulborough West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

9. **Pre-Commencement Condition:** 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).

Date of approval - 1st October 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received
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			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

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

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).

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.