

Horsham District Council - Development
Control
North Street, Horsham, RH12 1RL

Reference: PA-0004971/01
Customer reference: DC/26/0671
15 June 2026

Outline Application for a development of up to 120 dwellings (including 45% affordable) with all matters reserved except for access.

Land Off Old Crawley Road, Faygate, West Sussex

Dear Planning Officer,

Thank you for consulting us on the above application, on 26 May 2026.

We have reviewed the submitted information that is relevant to our remit and set out our position and comments below.

Environment Agency position

The proposed development will be acceptable provided that the following condition is included within the planning permission's decision notice. Without this condition we would object to the proposed development due to its adverse impact on the environment.

Condition – Foul Drainage

No development approved by this permission shall be occupied until confirmation has been provided that a phased foul drainage strategy can either be delivered by Southern Water, or via a Private Treatment System delivered by the Applicant. The requirements of each strategy are as follows:

Either:

Via Connection to the Southern Water Network:

1. Written confirmation that foul water capacity exists off-site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Planning Authority in consultation with Southern Water and the Environment Agency. Where a development and infrastructure phasing plan is

agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or

3. All foul water network upgrades required to accommodate the additional flows from the development have been completed.

Or:

Private Treatment System:

As part of ensuring sufficient foul water capacity, details of a private treatment system drainage strategy must be agreed by the Local Authority in consultation with the Environment Agency and in accordance with a development and infrastructure phasing plan. The development will proceed in accordance with the phasing plan, with any subsequent amendments to the drainage strategy agreed phase by phase by the local planning authority in consultation with the Environment Agency.

Reason

To ensure development can come forward whilst ensuring that the relevant compliance requirements of the Environment Agency are fully considered in the event that the Southern Water network is not available and the Applicant chooses to progress with a private treatment system.

Final Comments

As you are aware, the discharge and enforcement of planning conditions rests with your authority. You must therefore be satisfied that the proposed condition meets the requirements of the 6 tests in paragraph 57 of the NPPF.

Please notify us immediately if you are unable to apply our suggested condition, to allow further consideration and advice.

If you have any further questions, please do not hesitate to contact me.

Yours sincerely,

Jo Purvis,

National Contact Centre: 03708 506 506

planningssd@environment-agency.gov.uk

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