

TO:	Horsham District Council – Planning Department
LOCATION:	Rose View, Park Hill, Farm Lane, Codmore Hill, West Sussex
DESCRIPTION:	Approval of details reserved by condition(s) 3, 4, 6, 9 and BNG to approved application DC/25/0318.
REFERENCE:	DISC/26/0073
RECOMMENDATION:	Not Satisfied – More Information Required
SUMMARY OF COMMENTS & RECOMMENDATION: <u>Condition 3</u> We have reviewed the following information submitted by the applicant in support of the Discharge of Conditions application: - Southern Water Asset Plans (19/12/2025) - Drainage Strategy Drawing, ref:2502RO_Cond. 3 (28/02/2026) We are Not Satisfied with the information provided and would recommend against the Discharge of Condition 3 until such time as the applicant provides the following information: - Cover depth, invert level, diameter and gradient for all proposed and existing foul drains/sewers conveying foul between the proposed pitches and connection to the public foul sewer. - Confirmation of permission to connect new proposed foul drains/sewers to existing public foul sewer from Southern Water. <u>Conditions 4, 6, 9 and BNG Condition</u> Conditions 4, 6, 9 and the BNG Condition are not related to drainage. We have therefore not reviewed the proposals against these Conditions. In addition to planning permission, approval is required from Southern Water for the discharge of additional foul flows to the public sewer under Section 106 of the Water Industry Act 1991. If required, the drainage strategy is reliant on this approval.	
MAIN COMMENTS: As above.	
ANY RECOMMENDED CONDITIONS: N/A.	
NAME:	A Harman L Derrick A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	26/03/2026