Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0045
15- 18 Fairfield Cottages, Cowfold, Horsham, West Sussex, RH13 8BL

DESCRIPTION:
Application for Approval of Details Reserved by Condition 8 to approved application DC/22/2010

RELEVANT PLANNING HISTORY:

DC/22/2010	Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.	Application Permitted on 15.01.2025

PLANNING ASSESSMENT
Planning Application DC/22/2010 was granted consent on 15.01.2025. This permission was for the following:

Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.

Consent is sought to discharge the details reserved by condition 8.

Condition 8:

Pre-Commencement Condition: *No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal including the rate at which surface water will discharge, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The applicants have submitted a number of updated reports to address comments received from the Council's Drainage consultants. The latest comments now consider the information acceptable to discharge condition 8:

'We have reviewed the following information:

- Drainage Response Note (SWP, 27 May 2025, 9395-SWP-XX-XX-RE-C-9504, Issue 01)
    - Appendix 1: Horsham DC Engineers Comments
    - Appendix 2: FEH Data Printouts
    - Appendix 3: Surface Water Drainage Calculations
- Typical Details (SWP, 27 May 2025, 9395-SWP-ZZ-XX-DD-C-5101, Issue C02)

Horsham District Council previously provided a drainage consultation response to this application on the 21/05/2025, requesting more information in relation to the discharge of Condition 8.
We have reviewed the additional evidence provided by the applicant in support of the Discharge of Condition 8, and we are satisfied with the information provided. We therefore recommend to the LPA that they do not withhold the Discharge of Condition 8 on the grounds of drainage.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/25/0045
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	SWP Drainage Response Note Issue 1	9395-SWP-XX-XX-RE-C-9504 1	28.05.2025
Supporting Docs	Drainage Strategy Issue 3	9395-SWP-XX-XX-RE-C-9502 03	10.06.2025
Layout plan	Drainage Layout	9395-SWP-ZZ-XX-DP-C-1100 REV P03	02.05.2025
Details plan	Sustainable Drainage Systems Maintenance Plan	- 9395-SWP-XX-XX-RE-C-9503 REV 1	17.04.2025
Details plan	Typical Details	9395 SWP ZZ XX DD C 5100 REV P01	02.05.2025
Details plan	Typical Details	9395-SWP-ZZ-XX-DD-C-5101 REV C02	28.05.2025
Details plan		9395 SWP ZZ XX DD C 5102 REV P01	02.05.2025
Details plan	ORDINARY WATERCOURSE CONSENT CULVERT - TYPICAL DETAILS	9395-SWP-ZZ-XX-DD-C-5350 REV P01	02.05.2025
Details plan	ORDINARY WATERCOURSE CONSENT RETAINING WALL	9395 SWP ZZ XX DP C 1350 REV P01	02.05.2025
Details plan	ORDINARY WATERCOURSE CONSENT CULVERT PLAN	9395 SWP ZZ XX DP C 1351 REV P01	02.05.2025

Details plan	FINISHED LEVELS	9395 SWP ZZ XX DP C 1110 REV P02	02.05.2025
Details plan	MANHOLE SCHEDULE	9395-SWP-ZZ-XX-SH-C-1101 REV P02	02.05.2025

Schedule of plans/documents **not approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 12/06/2025

Authorising Officer sign/initial Adrian Smith Date: 12/06/2025