TO:	Horsham District Council – Planning Dept
LOCATION:	Rosedale 25 Kings Road Horsham West Sussex
DESCRIPTION:	Variation of condition 1 of previously approved application reference DC/25/1530 (Replacement of existing care home building) for amendments to footprint, design, scale and internal layout.
REFERENCE:	**DC/26/1259**
RECOMMENDATION:	No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed:

- Drainage Strategy Report, Revision 1, Author: ArcEngineers, Date: 04.11.2026

HDC Drainage have no objection, considering the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

MAIN COMMENTS:

- To note, Appendix I: Correspondence with Southern Water, states that **there is insufficient capacity within the network, to connect both the surface water and the foul water (separate connections)**. The applicant will be unable to connect to Southern Waters infrastructure, without explicit permission from Southern Water. The applicant must contact Developer Services at Southern Water.

ANY RECOMMENDED CONDITIONS:

NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	13/11/2026