Horsham District Council

Mr Alex Smith
Simply Planning
Simply Planning
302 Creative Quarter
8a Morgan Arcade
Cardiff
CF10 1AF

Our ref:	DISC/26/0263
Your ref:	Fire House, Horsham - Conditions 4 & 8
Email:	planning@horsham.gov.uk
Direct Line:	01403 215245
If Calling Please ask for:	Sophie Moore
Date:	26th October 2026

Dear Sir/Madam,

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

Approval of details reserved by conditions 4 and 8 to approved application DC/25/1266

Former Fire Station, Hurst Road, Horsham, West Sussex

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

4. **Pre-Commencement Condition:** Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority, based on the principles established in the Proposed Surface Water Drainage Strategy (NJP Engineers Ref: RN/11090 Version 1.2 December 2025) and drawing 11090-500P Rev C. The scheme shall be constructed in accordance with the approved details and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority.

   Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Local Planning Policy 38.

Date of approval - 26th October 2026

8. **Pre-Commencement Condition:** Prior to commencement of development (other than demolition), details of the external design of the 'Sprinkler tank room' ancillary building and Air source heat pump enclosure, as shown on site plan drawing number: AP20027- D01 Rev J (date 04.10.24) shall be submitted and agreed in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

   Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 26th 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 Date
Supporting Statement	Drainage Calculations	CS260706-102	11.09.2026
Supporting Statement	Drainage Simulation Results	NONE	12.08.2026
Supporting Statement	Construction Stage Surface Water Management Plan	CS260706-RP01	12.08.2026
Plans	Attenuation Tank Section	CS260706-901	13.10.2026
Site plan	Proposed	AP20027-D01 K	12.08.2026
Plans	Sprinkler Tank Store	AP24027- L2 A	12.08.2026
Plans	External Levels	CS260706-101	12.08.2026
Plans	Drainage Layout	CS260706-102	12.08.2026
Plans	External Works	CS260706-103	12.08.2026
Plans	Drainage Areas Plan	CS260706-104	12.08.2026
Plans	Exceedance Flood Routing Plan	CS260706-105	12.08.2026
Plans	Rain Garden Suds Feature	CS260706-106	12.08.2026
Plans	Attenuation Tank and Flow Control Chamber	CS260706-107	12.08.2026

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