



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0178

Tesla Engineering Ltd, Water Lane, Storrington, West Sussex, RH20 3EA

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 8 (SuDS verification plan) and 9 (SuDS maintenance) to approved application DC/26/0470 (DC/25/0371).

RELEVANT PLANNING HISTORY:

DC/26/0470	Removal of Condition 4 of previously approved application reference DC/25/0371 (Construction of industrial extension to Unit 12 with associated vehicle parking and works) relating to water neutrality.	Application Permitted on 12.05.2026
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PLANNING ASSESSMENT

Planning Application DC/26/0470 was granted consent on 12 May 2026. This permission was for the following:

Removal of Condition 4 of previously approved application reference DC/25/0371 (Construction of industrial extension to Unit 12 with associated vehicle parking and works) relating to water neutrality.

Consent is sought to discharge the details reserved by conditions 8 and 9.

Condition 8:

Pre-Occupation Condition: Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to Condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38 in the Horsham District Planning Framework.

To satisfy the requirements of Condition 8 the applicant has submitted the following documents:

- Surface Water Drainage Verification – Technical Report (Rev 0, May 2026)
- Surface Water Drainage Verification Report (Evans & Langford, June 2026)

These documents have been reviewed by the Lead Local Flood Authority (LLFA) who have advised that they meet the requirements of Condition 8.

The requirements of the condition have been satisfied and it may now be discharged.

Condition 9:

Pre-Occupation Condition: *The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme for approval shall include:*

- a) A timetable for its implementation,*
- b) Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect.*
- c) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system scheme throughout its lifetime.*

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy 38 in the Horsham District Planning Framework.

To satisfy the requirements of Condition 9 the applicant has submitted a SuDS Maintenance Schedule (Evans & Langford, June 2026). This document has been reviewed by the Lead Local Flood Authority (LLFA) who has advised that it meets the requirements of Condition 9.

The requirements of the condition have been satisfied and it may now be discharged.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/26/0178

(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 Statement	Surface water drainage verification technical report	NONE	11.06.2026
Supporting Statement	Surface Water Drainage	NONE	11.06.2026

