Horsham District Council

Mrs Rosina Green
Sunninghill Construction Company Ltd
33 Boltro Road
Haywards Heath
West Sussex
RH16 1BP

Our ref:	DISC/24/0088
Your ref:	The Cobblers - Discharge of #...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	4th June 2024

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 6 (foul and surface water) and 7 (surface water drainage statement) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (Demolition of existing retirement housing and construction of 12No. flats and replacement scout hut) alongside details pursuant to discharge of conditions). Phase 1 (Housing and associated car parking area) ONLY.

The Cobblers Hayes Lane Slinfold West Sussex

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

6. **Pre-Commencement Condition**: No development within a Phase shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority for that Phase. 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).

Date of approval - 4th June 2024

7. **Pre-Commencement Condition**: No development within a Phase shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority for that Phase. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

   Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

Date of approval - 4th June 2024

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
Plans	Drainage Layout	WG1442/201 REV C5	03.05.2024
Plans	Levels Layout	WG1442/205 REV C3	03.05.2024
Plans	Surface Finishes & Construction Details	wg1442/221 rev c2	03.05.2024
Supporting Docs	Planning Condition Responses by Waller Gray Consulting 3rd May 2024	WG1442	03.05.2024
Supporting Docs	DRAINAGE DESIGN INFORMATION Rev B Date 09.02.2024 The Cobblers Slinfold by Waller Gray Consulting	WG1442	23.04.2024

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