Horsham District Council

Laura Black
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Mountbatten House
1 Grosvenor Square
Southampton
SO15 2JU

Our ref:	DISC/24/0059
Your ref:	Wellcross Farm Phase 1 condit...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	12th August 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 condition 7 (surface water drainage scheme) to approved application DC/22/1503 (Reserved Matters pursuant to condition 5 of DC/19/1897 for Phase 1 to provide a Continuing Care Retirement Community with 47 units of accommodation (C2), communal facilities and new ancillary buildings with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply).

Wellcross Farm Five Oaks Road 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):

7. **Pre-Commencement Condition**: Notwithstanding details previously submitted, no development (except for the S278 works) within a phase shall commence until a detailed surface water drainage scheme for that phase 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. The submitted details shall be fully coordinated with the landscape scheme and shall be designed to prevent the discharge of water onto the public highway. The surface water drainage scheme for each phase shall subsequently be implemented prior to first occupation of that phase 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 - 12th August 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
Supporting Docs	PHASE 1 DRAINAGE TECHNICAL NOTE ADDRESSING LLFA COMMENTS Issue 1 Status Final Date 17.05.24 by Ridge LAND AT WELLCROSS FARM, BROADBRIDGE HEATH Report Reference: 5016747-RDG-00-ZZ-RP-C-0008 May 2024		29.05.2024

Notes to Applicant:

The Applicant's attention is drawn to the consultation response comment from HDC Landscapes below:

Noted drainage proposals may cause potential conflict with landscaping scheme due to various trees and shrubs being positioned over utilities or in close proximity to them. Where in close proximity to utilities, inclusion of tree root barrier systems requested to ensure successful delivery and establishment

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