Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0383
Glebe End, Church Street, Warnham, West Sussex, RH12 3QW

DESCRIPTION:
Approval of details reserved by condition(s) 13 to approved application DC/17/0566.

RELEVANT PLANNING HISTORY:

DC/17/0566	Demolition of existing Vicarage and erection of 15 dwellings comprising 5 no. 2-bed maisonettes, 6 no. 3-bed houses and 4 no. 4-bed houses together with associated landscaping, vehicle access and car parking.	Application Permitted on 15.08.2017
DISC/19/0192	Approval of details reserved by condition 13 on DC/17/0566	Refused on 30.01.2020
DISC/18/0296	Approval of details reserved by conditions 14, 15 and 22 to approved application DC/17/0566	Application Permitted on 04.01.2019
DISC/17/0352	Details reserved by conditions 3, 5, 6, 9, 11, 12, 18 and 19 on DC/17/0566	Application Permitted on 13.06.2018

PLANNING ASSESSMENT

Planning Application DC/17/0566 was granted consent on the 15th August 2017. This permission was for the following:

Demolition of existing Vicarage and erection of 15 dwellings comprising 5 no. 2-bed maisonettes, 6 no. 3-bed houses and 4 no. 4-bed houses together with associated landscaping, vehicle access and car parking.

Consent is sought to discharge the details reserved by Condition 13.

Condition 13 states:
{\b Pre-occupation condition:} *Prior to the first occupation (or use) of any part of the development hereby permitted, a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings shall be submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.*

In support of this application, the applicant has submitted a 'Drainage Verification Report & Management and Maintenance Plan' and a written response to WSCC Lead Local Flood Authority (LLFA) comments.

These details have been reviewed by the LLFA who have noted that the surface drainage discharges into a surface water sewer rather than a watercourse. Whilst the LLFA have noted that this is an amendment to the approved scheme, no concerns have been raised and the LLFA have raised no objection to the discharging of Condition 13.

The requirements of condition 13 have therefore been satisfied.

Recommendation: Application Permitted

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/25/0383
(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	Drainage verification report and management and maintenance plan	23126-SWD-RP-01 REV C01	03.12.2025
Supporting Statement		Response to LLFA - 23126-SWD-CO-03 P01	04.03.2026

DELEGATED

Case Officer sign/initial Sam Whitehouse Date: 31/03/2026

Authorising Officer sign/initial J Hawkes Date: 31.03.2026