



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0179

15 Fairfield Cottages, Cowfold, West Sussex, RH13 8BL

DESCRIPTION:

Application for Approval of Details Reserved by Condition 13 (SuDS verification) to approved application DC/26/0097 (Removal of condition 15 of previously approved application DC/22/2010)

RELEVANT PLANNING HISTORY:

DC/22/2010	Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.	Application Permitted on 15.01.2025
DC/26/0097	Removal of Condition 15 of previously approved application DC/22/2010 relating to water neutrality.	Application Permitted on 06.03.2026

PLANNING ASSESSMENT

Planning Application DC/26/0097 was granted consent on 06 March 2026. This permission was for the following:

Removal of Condition 15 of previously approved application DC/22/2010 relating to water neutrality.

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

Condition 13:

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce 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).

To satisfy the requirements of Condition 13 the applicant has submitted a Surface Water Drainage Verification Report (ref. 9395-SWP-XX-XX-RE-C-9505) which confirms that the onsite surface water drainage system has been constructed in accordance with previously agreed drawings, details and specifications. An updated Systems Maintenance Plan (ref. 9395-SWP-XX-XX-RE-C-9503) has also been submitted which outlines the maintenance requirements for the systems, to be provided to the responsible party and undertaken throughout the lifetime of the development.

These documents have been reviewed by the Council's Drainage Officer who has advised that they have no objection. The requirements of the condition have therefore been satisfied.

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/26/0179

(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
Plans	Drainage Systems Maintenance	9395-SWP-XX-XX-RE-C-9503 REV 2	11.06.2026
Supporting Docs	Surface Water Drainage Verification Report	9395-SWP-XX-XX-RE-C-9505 REV A	11.06.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 20/08/2026

Authorising Officer sign/initial Adrian Smith Date: 24/08/2026