Horsham District Council

Mr Adam Light
Sigma Homes Ltd
44-46 Springfield Road
Horsham
RH12 2PD

Our ref:	DISC/23/0230
Your ref:	Sumners Pond Drainage
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	25th April 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 10 and 11 to approved application DC/21/2697

Land at Sumners Ponds, Chapel Road, Barns Green, West Sussex

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

10. **Pre-Commencement Condition**: No development 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. 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 - 25th April 2024

11. **Pre-Commencement Condition**: No development 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. 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 - 25th April 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	HIGHWAY CONSTRUCTION DETAILS	23-020-505 REV C	05.02.2024
Supporting Docs	Flood Risk Management (by Odyssey - dated 2 Feb 2024)	AK/ak24026/23-020	05.02.2024
Supporting Docs	S38 Road Drainage Summary	NONE	05.02.2024
Supporting Docs	SW Northern System Summary	NONE	05.02.2024
Supporting Docs	SW Southern System Summary	NONE	05.02.2024
Plans	Section 38 Drainage	23-020-054	25.10.2023
Plans	Drainage Layout - Sheet 1	23-020-201 REV C	05.02.2024
Plans	Drainage Layout - Sheet 2	23-020-202 REV A	05.02.2024
Supporting Docs	Manhole Schedules	23-020-203 REV C	05.02.2024
Plans	Surface Water Model Catchments	23-020-205 REV B	05.02.2024
Plans	Exceedance Routes Layout	23-020-210 REV B	05.02.2024
Plans	External Works Layout	23-020-301 REV C	05.02.2024
Plans	Drainage Construction Details - Sheet 1	23-020-501	05.02.2024
Plans	Drainage Construction Details - Sheet 2	23-020-502 REV A	05.02.2024
Plans	Drainage Contruction Details - Sheet 3	23-020-503 REV B	05.02.2024

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