



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0245

Land North of Cowfold Road, Cowfold Road, Coolham, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/24/1966 (Appeal Reference APP/Z3825/W/25/3375975)

RELEVANT PLANNING HISTORY:

DC/24/1966	Erection of 9no. 2-, 3- and 4-bedroom dwellings, including a mix of houses and bungalows, together with access from Cowfold Road, vehicle and cycle parking, landscaping and open space, and sustainable drainage	Application Refused on 20.08.2025 ALLOWED ON APPEAL
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PLANNING ASSESSMENT

Planning Application DC/24/1966 was granted consent on 23.03.2026. This permission was for the following:

Erection of 9no. 2-, 3- and 4-bedroom dwellings, including a mix of houses and bungalows, together with access from Cowfold Road, vehicle and cycle parking,

Consent is sought to discharge the details reserved by conditions 3 and 4.

Condition 3:

No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials, including any stripped topsoil.*
- ii. the provision of wheel washing facilities and dust suppression facilities.*

The approved details shall be adhered to throughout the construction period.

The Applicant has submitted a Site Logistics Plan reference 262-00-DEV-0040 which details the site set-up and provides comments on wheel washing and dust suppression facilities.

Following consultation with the Council's Environmental Health Officer, initial concerns were raised regarding the level of detail provided in respect of dust suppression measures. The Applicant amended the details to address the stated concerns, and no further concerns have been raised by the Environmental Health Officer. No concerns have been raised by WSCC Highways with respect of the details.

For these reasons, the requirements of the condition have been satisfied.

Condition 4:

No development shall commence until a drainage strategy detailing the proposed means of 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.

The Applicant has provided an Impermeable Area Plan Layout reference 132/2026/010 Revision P1, Proposed Surface Water Drainage Plan Layout reference 132/2026/011 Revision P1, Proposed Surface Water Drainage Construction Details (Sheet 1 of 2) reference 132/2026/012 Revision P1, and Proposed Surface Water Drainage Construction Details (Sheet 2 of 2) reference 132/2026/013 Revision P1.

Surface water drainage would be managed through a Sustainable Drainage System (SuDS) comprising permeable paving, cellular attenuation storage and two attenuation basins. Due to the site's ground conditions and limited infiltration potential, runoff would not be disposed of via soakaways but instead attenuated on site and discharged at a restricted rate of 2.0 l/s to the ordinary watercourse located along the northern boundary. The submitted calculations demonstrate that the system has been designed to accommodate the 1 in 100 year rainfall event including a 45% climate change allowance.

The submitted drainage strategy follows the surface water drainage hierarchy, demonstrates that infiltration drainage is not feasible, and proposes a sustainable drainage system comprising permeable paving, attenuation storage and controlled discharge to an adjacent ordinary watercourse. The strategy has been supported by hydraulic calculations and is considered acceptable in principle, without prejudice to any separate requirements under the Building Regulations.

The submitted detail is therefore considered satisfactory pursuant to condition 4.

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/26/0245

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Impermeable Area Plan Layout	132/2026/010 Revision P1	31.07.2026
Plans	Proposed Surface Water Drainage Plan Layout	132/2026/011 Revision P1	31.07.2026
Plans	Proposed Surface Water Drainage Construction Details (Sheet 1 of 2)	132/2026/012 Revision P1	31.07.2026
Plans	Proposed Surface Water Drainage Construction Details (Sheet 2 of 2)	132/2026/013 Revision P1	31.07.2026
Site plan	Site Logistics Plan	262-00-DEV-0040 Rev A	21.08.2026

DELEGATED

Case Officer sign/initial Tamara Dale Date: 15.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 22.09.2026