

TO:	Horsham District Council – Planning Dept
LOCATION:	The Maples Spencers Place Horsham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3, 4, 5 and 6 to approved application DC/25/0158
REFERENCE:	DISC/26/0007
RECOMMENDATION:	Condition 4 - No Objection
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Drainage Strategy – Surface Water and Foul Sewage. Dated: December 2025 (Revised March 2026), EAS Ltd. (4) Pre-Commencement Condition: <i>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.</i> <i>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).</i> HDC Drainage determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.	
MAIN COMMENTS: - Advisory notes: • In addition to Planning Permission, the applicant will need to obtain permission to connect to Southern Water, requested via a Section 106 application.	
ANY RECOMMENDED CONDITIONS: NA	
NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	09/04/2026