Horsham District Council

Joseph Osborne
Highwood Construction Ltd
The Hay Barn
Upper Ashfield Farm
Hoe Lane
Romsey
Hampshire
SO51 9NJ

Our ref:	DISC/25/0076
Your ref:	Storrington RH20 4AG - (9) foul water drainage strategy; (10) surface water drainage scheme; (11) surface water drainage drawings & SUDs components; (22) SUDs Maintenance & Management
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	5th December 2025

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 conditions 9 (foul drainage), 10 (Surface water drainage), 11 (sustainable drainage components) and 22 (sustainable drainage management and maintenance) to approved application DC/23/0701 (Demolition and erection of a 60-bed care home and 8No. bungalows)

Old Clayton Boarding Kennels, Storrington Road, Washington, West Sussex

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

9. **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul water disposal to serve that phase has been submitted to and approved in writing by the Local Planning Authority. No drainage systems for the infiltration of foul water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. 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) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

Date of approval - 5th December 2025

10. **Pre-Commencement Condition:** Notwithstanding details previously submitted, 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 and shall be designed so as to prevent the discharge of water onto the public highway. The surface water drainage scheme 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).

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11. **Pre-Commencement Condition:** Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. This shall be informed by additional groundwater monitoring and infiltration testing. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment & Drainage Strategy by Paul Basham Associates, 19th April 2023, rev 3 and FRA Addendum by Paul Basham Associates, 20th June 2024, rev 2, and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to ensure the flood risk is adequately addressed for each new dwelling and not increased to comply with NPPF and Policy 38 of the Horsham District Planning Framework (2015)

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22. **Pre-Occupation Condition:** The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
I. a timetable for its implementation,
II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and to ensure the flood risk is adequately addressed for each new dwelling and not increased to comply with NPPF and Policy 38 of the Horsham District Planning Framework (2015)

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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	Landscape General Arrangement Plan	DD393L01 REV K	03.11.2025
Plans	Detailed Planting Plan Page 5 of 7	DD393L10 REV D	03.11.2025
Plans	Detailed Planting Plan Page 6 of 7	DD393L11 REV D	03.11.2025
Plans	Construction Details Sheet 3	024.5063-0528 REV C05	03.11.2025
Plans	Drainage Layout Sheet 2	024.5063-0502 REV C03	07.05.2025
Plans	Drainage Layout Sheet 1	024.5063-0501 REV C03	07.05.2025
Plans	Drainage Layout Sheet 3	024.5063-0503 REV C03	07.05.2025
Plans	DRAINAGE CATCHMENT PLAN	024.5063-0575 REV C02	04.03.2025
Plans	CONSTRUCTION DETAILS SHEET 1	024.5063-0526 REV C02	04.03.2025
Plans	CONSTRUCTION DETAILS SHEET 2	024.5063-0527 REV C02	04.03.2025
Plans	DRAINAGE SCHEDULE SHEET 1	024.5063-0551 REV C02	04.03.2025
Supporting Docs	024.0063/MMS/2 REV 2 SuDS Management and Maintenance Plan by Paul Basham Associates dated 02/05/2025		31.07.2025
Supporting Docs	024.5063/DTN/3 REV 3 Date 02/05/2025 Drainage Technical Note by Paul Basham Associates		07.05.2025

Notes to Applicant:
Notwithstanding the details approved under planning reference DISC/25/005 and in 1024.5063/DTN/3 REV 3 Date 02/05/2025 Drainage Technical Note by Paul Basham Associates, where there is conflict, the details as approved in the standalone plans listed on this decision notice shall prevail.

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