

TO:	Horsham District Council – Planning Dept
LOCATION:	Wappingthorn Lodge Horsham Road Steyning West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 3, 4, 5 and 7 to approved application DC/25/1002
REFERENCE:	DISC/26/0067
RECOMMENDATION:	More information required
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Discharge of condition application (n.j.a town planning ltd., Reference: 21/345, 25/02/2026) • SuDS and Drainage Report (cgs civils, Reference: C2070, 20/02/2026) • Drainage Design Sheet 1 (cgs civils, C2070 101, 02/2026) • Drainage Design Sheet 2 (cgs civils, C2070 102, 02/2026) • Impermeable Areas Plan (cgs civils, C2070 401, 02/2026) • Application Form (PP-14674773, 26/02/2026) We have reviewed the evidence provided by the applicant in support of this planning application DC/26/0024 and we require more information to support the proposals to 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 38.	
MAIN COMMENTS: We have determined that the applicant should be required to submit more information to meet the requirements of condition 4 from the Approval of Details Reserved for application DC/25/1002. Information required is listed below: • The applicant should be required to install a non-return valve at the manhole where the proposed surface water and treated foul water connect to prevent any surcharge from the outfall to the pond going back into the foul water treatment unit. • The applicant should be required to assess surcharging from the pond ensuring that the additional flows from the development into the pond do not increase flood risk to the property to the south.	
ANY RECOMMENDED CONDITIONS: Not applicable.	
NAME:	S Goddard E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	25/03/2025