DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0024
Strood Park Farm House , Strood Lane, Warnham, West Sussex, RH12 3PF

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/24/1663

RELEVANT PLANNING HISTORY:

DC/24/1663 Erection of a replacement dwelling. Application Permitted on 17.01.2025

PLANNING ASSESSMENT

Planning Application DC/24/1663 was granted consent on 17th January 2025. This permission was for the following:

"Erection of a replacement dwelling."

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

Condition 3:

*"**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)."

A Drainage strategy has been submitted in support of the application which includes reference to both the drainage strategy for surface water and foul water.

Foul drainage

The applicant outlines how a septic tank would need to be designed and outlines that a septic tank would need to be watertight and durable, of a certain capacity, and would include a filter system.

Surface water disposal

The applicant details the use of permeable materials and soakaways for surface water.

The details outline the method of disposing of foul drainage and surface water drainage such that is sufficient given that further detail will be demonstrated at Building Regulations. The requirements of the condition have been satisfied.

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/25/0024
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Wasterwater Digdat Plan	1671783 - 1	30.01.2025
Supporting Docs	Drainage Strategy for Foul and Surface Water for a Single Dwelling		30.01.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 31st March 2025

Authorising Officer sign/initial Tamara Dale Date: 01 April 2025