DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0009
Croudace Development Site, Downsview Avenue, Storrington, West Sussex, RH20 4FS

DESCRIPTION:
Approval of details reserved by condition 8 to approved application DC/19/2015

RELEVANT PLANNING HISTORY:

DC/19/2015	Outline planning application for the erection of up to 62 residential units and the creation of a new vehicle access, all matters reserved except for access (updated red line plan, 06.12.2019)	Application Permitted on 15.05.2020
DC/23/0290	Reserved matters application for the erection of up to 62 residential units and the creation of a new vehicle access following approval of outline application DC/19/2015 relating to appearance, landscaping, layout, scale and associated works.	Application Permitted on 08.04.2024

PLANNING ASSESSMENT

Planning application ref: DC/19/2015 granted outline planning permission (with all matters reserved except for access) on 15.05.2020. Planning permission was granted subject to condition, with consent now sought to discharge details reserved by Condition 8 to ref: DC/19/2015.

Condition 8

Condition 8 states:-

*"**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 (to be submitted), and shall be designed so as to prevent the discharge of water onto the public highway. The development 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)."

In response to the above condition the applicant has provided a Drainage Strategy (Revision D) and associated Drainage Maintenance Plan (Revision A).
The submitted strategy seeks to control the receipt of surface water by initial collection within attenuation tanks underlying approved access/parking spaces draining to a single larger attenuation

pond at the northern extent of the application site. Final disposal is detailed to be via deep bore soakaways situated within the attenuation basin.

The submitted strategy considers the hydrological context of the site and justifies the drainage strategy/components employed with regard to that context and infiltration rate testing undertaken on site.

The submitted strategy, and associated drainage diagrams and calculations, is identical to that submitted and approved in relation to the reserved matters application DC/23/0290, but is now supplemented by an additional Maintenance Plan expressly addressing the maintenance of drainage components (inclusive of deep bore soakaways).

The response of the Lead Local Flood Authority (LLFA) received in conjunction with the reserved matters application DC/23/0290 raised no objection to the approved drainage strategy and advised that the application was *"in accordance with national and local surface water flood risk/drainage planning policy".*

The response of the LLFA received in conjunction with this application, contrarily, objects to the proposed drainage strategy and advances that the proposal would not comply with the provisions of the NPPF, PPG or local plan. The LLFA, specifically, question whether Environment Agency approval has been sought and/or obtained for the use of deep-bore soakaways and whether adequate measures are incorporated to prevent the contamination of groundwater.

The Environment Agency was consulted in conjunction with the reserved matters application DC/23/0290 and did not object to the proposed use of deep bore soakaways. The proposed development, further, is not situated within a source protection zone, the closest 'Zone 3' area being in excess 900m from the deep-bore soakaway, with the proposals designed to incorporate pollution control features and avoid the direct discharge of surface water to recorded groundwater levels.

The LLFA has been invited to elaborate upon concerns expressed within the objection received in conjunction with this application, and to advise of changes in any changes in policy since the previous LLFA response received to DC/23/0290. No response, however, has been forthcoming. In the absence of any material change in circumstance, and with the drainage strategy previously deemed acceptable, it is considered that the submitted details remain acceptable and sufficient to discharge the requirements of Condition 8.

It is, therefore, recommended that Condition 8 be discharged accordingly.

It is acknowledged that 5x letters of representation (from 3x independent addresses) have been received in conjunction with this approval of details reserved by condition. Matters raised within representations, however, do not raise matters material to the disposal of surface water drainage as reserved by Condition 8.

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/25/0009

(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
Supporting Statement	Drainage Statement	Revision D	09.01.2025
Supporting Statement	Drainage and Maintenance Plan	Revision A	25.03.2025

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 27.05.2025

Authorising Officer sign/initial Adrian Smith Date: 17/06/2025