TO:	Horsham District Council – Planning Dept
LOCATION:	Glebe End Church Street Warnham West Sussex
DESCRIPTION:	Approval of details reserved by condition(s) 13 to approved application DC/17/0566.
REFERENCE:	DISC/25/0383
RECOMMENDATION:	No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed:

- Drainage verification report & management and maintenance plan, Document reference: 23126-SWD-RP-01 | C01, Dated: 28/11/2025, Water Environment Limited.
- Decision notice for Application Number DC/17/0566. The Pre-occupation condition 13 (in reference to this application) reads:

  Prior to the first occupation (or use) of any part of the development hereby permitted, a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings shall be submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

  Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce 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).

HDC Drainage determine that the details provided in the '*Drainage verification report & management and maintenance plan'* are sufficient to demonstrate that the implemented Drainage Strategy is acceptable and meets the requirements of the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

MAIN COMMENTS:

It is noted that the drainage strategy implemented varied from the approved plans.

To summarise from the report:

The outfall for the approved drainage strategy was to the ditch at 3 litres per second, however the outfall was instead built by connecting a Ø150mm PVC pipe between the X4 Treatment (Oil Interceptor) and an existing Southern Water Manhole (7751).

The revised (as-built) drainage layout depicts a new Ø150mm Clay pipe between the X4 Treatment (Oil Interceptor) device to the Southern Water Manhole (7751) with the discharge rate of 3 litres per second. (p15)

The assessment determined that the work was justified and reasonable.

NOTE:

Following planning approval, Southern Water must be notified. section 106 application from southern water is necessary, which the applicant must apply for once planning permission has been granted.

The development shall be maintained in accordance with the approved report.

Of Note from page 8 of the report:

"The completed owner's manual has been passed to the freehold landowners (The Residents Association) on the 31st of October 2025, during which commissioning certificates, O&M Manuals and maintenance strategy were issued to ensure that they are aware of the maintenance requirements."

ANY RECOMMENDED CONDITIONS:

NA

NAME:	A. Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	19/01/2026