Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0347
Land at Marches Road, Warnham, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 2 (Drainage Strategy) and 3 (Surface Water Drainage Scheme) to approved application DC/25/0982

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/25/0982 | Change of use of land for the siting of 2 static caravans, 2 touring caravans for human habitation to be occupied Gypsy's and Travellers, with associated parking, relocation of existing access erection of day room (Retrospective) | Application Permitted on 18.11.2025 |

PLANNING ASSESSMENT
Planning Application DC/25/0982 was granted consent on 18 November 2025. This permission was for the following:

**Change of use of land for the siting of 2 static caravans, 2 touring caravans for human habitation to be occupied by Gypsy's and Travellers, with associated parking, relocation of existing access erection of day room (Retrospective).**

Consent is sought to discharge the details reserved by conditions 2 and 3.

**Condition 2**:

***Regulatory Condition**: Within three months of the date of this decision, a drainage strategy detailing the proposed means of foul water disposal shall be submitted to the Local Planning Authority for its approval in writing. The drainage strategy shall be implemented within 3 months of such approval being given in strict accordance with the agreed details. The drainage strategy shall be retained as such thereafter.*

*Reason: As this matter is fundamental to ensure that the development is properly drained to comply with Policy 38 of the Horsham District Planning Framework (2015).*

To satisfy the requirements of this condition, the applicant submitted the following documents:

- Surface and Foul Water Drainage Strategy – Proposed Layout Plan (ref. MC0754-CIV01 P1)
- Surface and Foul Water Drainage Strategy – Typical Details Plan (ref. MC0754-CIV02 P1)
- Drainage Calculations (ref. MC0754 Calcs Network FV)
- Greenfield runoff rate estimation tool
- Location Plan (ref. GP/01/24)
- Proposed Block Plan (ref. GP/03/24 REV E)
- Septic Tank Details

These documents have been reviewed by the Council's Drainage Officer who has advised that they have no objection to the condition discharge.

The requirements of the condition have been satisfied.

**Condition 3**:

***Regulatory Condition****: Within three months of the date of this decision a detailed surface water drainage scheme, which shall include a Surface Water Drainage Statement based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the site and development, shall be submitted to the Local Planning Authority for its approval in writing. The submitted details shall be fully coordinated with the landscape scheme. The scheme shall be implemented within 3 months of such approval being given in strict accordance with the agreed details. The drainage scheme shall be retained in that manner thereafter.*

*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 with Policies 35 and 38 of the Horsham District Planning Framework (2015).*

To satisfy the requirements of this condition, the applicant submitted the following documents:

- Surface and Foul Water Drainage Strategy – Proposed Layout Plan (ref. MC0754-CIV01 P1)
- Surface and Foul Water Drainage Strategy – Typical Details Plan (ref. MC0754-CIV02 P1)
- Drainage Calculations (ref. MC0754 Calcs Network FV)
- Greenfield runoff rate estimation tool
- Location Plan (ref. GP/01/24)
- Proposed Block Plan (ref. GP/03/24 REV E)
- Septic Tank Details

These documents have been reviewed by the Council's Drainage Officer who has advised that they have no objection to the condition discharge. It is noted that Condition 3 requires the surface water drainage scheme to coordinate with the landscape scheme, which was approved under application DISC/26/0062. The Proposed Layout Plan (ref. MC0754-CIV01 P1) demonstrates that the drainage elements can be satisfactorily accommodated on site amongst the agreed soft landscaping elements and outside of the Root Protection Area (RPA) of trees, with no-dig construction proposed within these areas.

The requirements of the condition have therefore 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.

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**Plans list for: DISC/26/0347**
(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 |
|---|---|---|---|

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|---|---|---|---|
| Plans | Surface and Foul Water Drainage Strategy - Proposed Layout | CIV01 P1 | 14.10.2026 |
| Plans | Surface and Foul Water Drainage Strategy - Typical Details | CIV02 P1 | 14.10.2026 |
| Supporting Docs | Drainage Calculations | MC0754 Calcs Network FV | 14.10.2026 |
| Supporting Docs | Greenfield Runoff Estimation Tool | NONE | 14.10.2026 |
| Supporting Docs | Septic Tank Details | | 14.10.2026 |

**DELEGATED**

Case Officer sign/initial Sophie Moore Date: 25/11/2026

Authorising Officer sign/initial Adrian Smith Date: 25/11/2026