Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
S106/25/0006
Land at, Sandygate Lane, Lower Beeding, West Sussex,

DESCRIPTION:
Application to discharge to the requirements of Schedule 4 of Paragraph 4 of the S.106 agreement accompanying ref: DC/22/0708 in respect of the completion of water neutrality offsetting measures

RELEVANT PLANNING HISTORY:

S106/23/0019	Discharge of details pursuant to Sch 4 Para 1 (Water Neutrality Strategy) of s106 agreement under planning permission DC/22/0708.	Application Permitted on 20.03.2024
DC/22/0708	Application for the erection of 22 No. dwellings with associated parking, garaging, landscaping, the creation of new access and all ancillary work associated with the proposed development	Application Permitted on 31.08.2023

PLANNING ASSESSMENT

Planning application ref: DC/22/0708 granted consent for the formation of 22x dwellings with associated infrastructure on 31.08.2023. Planning permission was granted subject to conditions and a legal agreement pursuant to S.106 of the Town and Country Planning Act 1990. The completed Agreement is dated 24.08.2023.

This application is made to discharge obligations pursuant to Paragraph 4 of Schedule 4 of the Agreement, which requires the owners and developer:-

> *"Prior to the first Occupation of the Development, to submit evidence in writing to the Council that the Offsetting Measures in the approved Water Neutrality Strategy have been implemented in full at the Offsetting Land, the evidence to include the specifications and photographs of the installed rainwater harvesting equipment."*

The approved Water Neutrality Strategy is the introduction of rainwater harvesting systems to provide a supply of potable water to livestock housed at Trenchmore Farm, Cowfold. This strategy was previously approved in detail by the Authority pursuant to ref: S106/23/0019 in response to the requirements of Paragraph 1 of Schedule 4 of the completed S.106 agreement.

The evidence of completion provided in support of this application takes the form of a written statement (no reference) dated 03.03.2025. This 'evidence document', explains that the rainwater water system was completed and made ready for operation on 25th February 2025.

The evidence document contains a dated photomontage showing the progression of rainwater works at Trenchmore Farm and which demonstrates the physical installation of relevant collection and treatment equipment, including tanks, piping and treatment plant before 25th February 2025. The evidence document, further, contains an order document for rainwater apparatus and several invoices/quotes also verifying the completion of rainwater works to the agreed specification prior to 25th February 2025.

It is considered that the evidence provided to the Authority is sufficient to demonstrate that the approved mitigation measures have been implemented. It is, therefore, recommended that the requirements of Paragraph 4 to Schedule 4 be discharged accordingly.

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: S106/25/0006
(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	Water Offsetting Evidence Document	N/A	03.03.2025

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 31.03.2025

Authorising Officer sign/initial J Hawkes Date: 31.03.2025