Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0088
The Cobblers Hayes Lane Slinfold West Sussex RH13 0SA

DESCRIPTION:
Approval of details reserved by conditions 6 (foul and surface water) and 7 (surface water drainage statement) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (Demolition of existing retirement housing and construction of 12No. flats and replacement scout hut) alongside details pursuant to discharge of conditions). Phase 1 (Housing and associated car parking area) ONLY.

DETAILED DESCRIPTION:

An earlier discharge application for conditions 6 and 7 was submitted to the Council (DISC/23/0094 refers). The details of the surface and foul water and surface water drainage statement submitted with that application was subject of an objection from the Local Lead Flood Authority and withdrawn by the applicant on that basis. At the time of this submission, the development had been partly constructed. This included some underground servicing, including drainage pipework under the partly constructed building. The contractor who had undertaken work to this stage then went into administration.

A meeting was subsequently held between the applicant's newly appointed contractor, the Local Planning Authority, and the Local Lead Flood Authority, to attempt to resolve the issues identified by the flood authority in their objection. Positive resolution to this was secured at the meeting.

This current submission is made for discharge of the same conditions, that promptly followed the meeting resolution. The earlier application DISC/23/0094 was therefore redundant and it was withdrawn 29-04-2024.

The current submission details comprise technical drainage drawings and control document titled DRAINAGE DESIGN INFORMATION Rev B Date 09.02.2024 The Cobblers Slinfold by Waller Gray Consulting. The details being sought to be discharge are in relation to Phase 1 (Housing and associated car parking area) ONLY.

In the amended drainage infrastructure, reflective of the meeting resolution, new areas have been incorporated into the drainage scheme to manage the surface water and avoid discharging this into the existing foul sewer.

The drainage has been extended to the highway's boundary with Greenfield Road to the southeast with acco channels design to pick up the additional surface water. The drainage run has been revised to discharge the new car park acco channels into the surface water system, away from the existing foul water gulley connection (as previously refused scheme) A new surface water pump chamber is required to 'lift' the water up and into the last surface water manhole (no.5) A sufficiently sized attenuation tank (44 cubic metres) to support the pump in case of power failure or similar in a flood event. A new pumped rising main and overflow pipe into the existing surface water inspection chamber.

The calculation pack has been updated, with evidence submitted to demonstrate that pump failure would not result in flooding (modelled as the pumping chamber which has a high-level overflow which discharges back into the main system on site. The water would continue to overflow into the main system on the site during the period of pump downtime), and additional detail added for predicated life of the SuD's components.

RELEVANT PLANNING HISTORY:

DC/20/2578	Hybrid application for Demolition of existing retirement scheme and the construction of 12No. flats with associated car parking and landscaping (full planning) and replacement scout hut (outline)	Permitted 14-03-2022
DISC/22/0295	Approval of details reserved by conditions 5 (Construction Environmental Management Plan) and 8 parts a), b), c) ONLY (contamination) to approved application DC/20/2578 (demolition of existing and construction of 12No. flats with associated car park and landscaping (full) and replacement scout hut (outline)	Permitted 03-02-2023
DC/22/2197	Variation of condition 1 of approved application DC/20/2578 (Demolition of existing retirement housing and construction of 12No. flats with associated car parking and landscaping and replacement scout hut). Variation sought for repositioning of units 1-4 and 9-12, alongside details pursuant to discharge of conditions 6 (foul and surface water disposal), 7 (surface water drainage statement), 8 (contamination), 9 (finished floor levels), 10 (underground services), and 11 (materials and finishes).	Permitted 30-03-2023
DISC/23/0094	Approval of details reserved by conditions 6 (foul and surface water) and 7 (surface water drainage statement) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (Demolition of existing retirement housing and construction of 12No. flats and replacement scout hut) alongside details pursuant to discharge of conditions).	Withdrawn 29-04-2024
DISC/23/0095	Approval of details reserved by condition 8 (contamination verification) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (Demolition of existing housing and construction of 12No. flats and replacement scout hut) alongside details pursuant to discharge of conditions), to consent the recommendations and remediation strategy in the Phase II Site Investigation Report by Ground and Water Limited (Reference: GWPR5303/SIR/April 2023 Status: Final Issue v.1.01) alongside that of Southern Testing Laboratories Ltd	Withdrawn 29-02-2024
DISC/23/0096	Approval of details reserved by condition 9 (Phase 2 scout hut materials and finishes) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (Demolition of existing retirement housing and construction of 12No. flats and replacement scout hut) alongside details pursuant to discharge of conditions).	Withdrawn 06-06-2023
DISC/23/0099	Approval of details reserved by condition 11 (Biodiversity Enhancement Strategy) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (Demolition of existing retirement housing and construction of 12No. flats and replacement scout hut) alongside details pursuant to discharge of conditions).	Permitted 29-06-2023

DISC/23/0102	Approval of details reserved by condition 5 (Construction Environmental Management Plan Phase 2 Scout Hut) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (Demolition of existing retirement housing and 12No. flats with associated car parking and landscaping and replacement scout hut). Variation repositioning of units 1-4 and 9-12, alongside details pursuant to discharge of conditions)	Withdrawn 06-06-2023
DISC/24/0016	Application for Approval of Details Reserved by Condition 5 (Construction Environmental Management Plan) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (12No. flats with associated car parking and replacement scout hut). Variation for repositioning of units 1-4 and 9-12, discharge of conditions 6, 7, 8, 9, 10, and 11).	Withdrawn 13-03-2024
DISC/24/0019	Application for Approval of Details Reserved by Condition 10 (Materials and Finishes) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (12No. flats with associated car parking and replacement scout hut). Variation for repositioning of units 1-4 and 9-12, discharge of conditions 6, 7, 8, 9, 10, and 11)).	Withdrawn 13-03-2024

REPRESENTATIONS

Local Lead Flood Authority*: Pleased to see information provided meets requirements of condition 6 and 7 of application DC/20/2578 and therefore able to recommend that condition 6 and 7 are discharged.*

HDC Landscape: *Do not wish to comment on Condition 7 as it should be discharged to the satisfaction of WSCC LLFA.*

Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Planning Application DC/22/2197 was permitted on 14-03-2022. This permitted a hybrid application for demolition of existing retirement scheme and the construction of 12No. flats with associated car parking and landscaping (full planning) and replacement scout hut (outline). This permission was subject to conditions to address foul and surface water (Condition 6) and surface water drainage statement (condition 7).

Approval is now sought for details pursuant to conditions 6 and 7 in relation to Phase 1 (Housing and associated car parking area) ONLY.

Conditions 6 and 7 read as below:-

Condition 6 (foul and surface water)
Pre-Commencement: *No development within a Phase 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 for that Phase. 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).

Condition 7 (surface water drainage statement)
Pre-Commencement: *No development within a Phase 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 for that Phase. The submitted details shall be fully coordinated with the landscape scheme. 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).

The submitted details reflect the amended scheme agreed at the meeting with the applicant, the local planning authority, and the Local Lead Flood Authority.

The Local Lead Flood Authority, who previously formally objected to the details pursuant to discharge, is now satisfied with the amended proposals which adequately demonstrate the development is properly drained to prevent the increased risk of flooding and ensure future maintenance.

The details pursuant to both the conditions is therefore satisfactory.

Water Neutrality:

The original permission (DC/20/2578 refers) and subsequent s.73 (DC/22/2197 refers) have both already demonstrated water neutrality, and the proposed details pursuant to condition discharge would not alter the water consumption of the approved development, so the details are screened out for Habitats Regulation Assessment purposes.

Recommendation: Application Permitted

NOTES TO APPLICANT

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/24/0088
(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	Drainage Layout	WG1442/201 REV	03.05.2024

		C5	
Plans	Levels Layout	WG1442/205 REV C3	03.05.2024
Plans	Surface Finishes & Construction Details	wg1442/221 rev c2	03.05.2024
Supporting Docs	Planning Condition Responses by Waller Gray Consulting 3rd May 2024	WG1442	03.05.2024
Supporting Docs	DRAINAGE DESIGN INFORMATION Rev B Date 09.02.2024 The Cobblers Slinfold by Waller Gray Consulting	WG1442	23.04.2024

DELEGATED

Case Officer sign/initial Matthew Porter Date: 04-06-2024

Authorising Officer sign/initial J Hawkes Date: 04.06.2024