



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0003

Land West Of Trickle Wood, Hole Street, Ashington, West Sussex, RH20 3DE

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3,4,5,6 and 7 to approved application DC/25/1205.

RELEVANT PLANNING HISTORY:

DC/25/1205	Erection of a temporary rural workers dwelling and stables	Application Permitted on 09.12.2025
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PLANNING ASSESSMENT

Application for Approval of Details Reserved by Condition 3,4,5,6,7 to approved application DC/25/1205.

Previous application DC/25/1205 was granted consent on 09/12/2025. This permission was for:

Erection of a temporary rural workers dwelling and stables.

Consent is sought to discharge the details reserved by conditions: 3; 4; 5; 6; 7.

Condition 3

- 3 ***Pre-Commencement Condition:*** No development 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. 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).

Details have been submitted in relation to the above condition, in the form of a foul and surface water disposal strategy. This has been reviewed by the Council's drainage specialist who initially commented for further information before receiving new details. These were judged to be acceptable. The drainage officer also recommended that "a soakaway must be installed 1m above winter groundwater levels. Installation of the proposed drainage strategy must be in accordance with Building Regulations, Approved Document H".

It is therefore considered that the requirements of the condition have been satisfied and it is recommended that condition 3 be discharged.

Conditions 4 to 7

Officers note that the application also sought formal discharge of conditions 4 (electrical vehicle charging), 5 (cycle parking), 6 (refuse/recycling storage) and 7 (broadband). However, these conditions do not require the submission of information to be approved in writing by the Local Planning Authority prior to the occupation of the dwelling- rather, the conditions are written in a manner for compliance purposes only. As such, formal discharge of conditions 4-7 is not required.

Recommendation: Application Permitted

Note to Applicant:

Formal discharge of conditions 4, 5, 6, and 7 is not required. These are written as compliance conditions; as such, no further information needs to be submitted to the Local Planning Authority for written approval.

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/26/0003

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	SuDS_Strategy_Trickles Barn Farm		23.02.2026
Supporting Statement	Flood_Risk_Assessment_Land_West of Trickles Wood		23.02.2026
Supporting Docs	SUDS DIAGRAM	v1.0	23.02.2026
Supporting Statement	Foul and surface water disposal strategy	NONE	08.01.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 01/04/2026

Authorising Officer sign/initial RHERMITAGE Date: 13.04.2026