DISCHARGE OF CONDITIONS

For the

Change of use of land to allow the siting of a single gypsy pitch (Retrospective)
DC/24/0273
Redgates, Burnthouse Lane, Lower Beeding, West Sussex



The objective for rural business is to sustain a balanced outcome, a delicate relationship between productive activity which includes farming and rural enterprise and the conservation of the environment both historic and landscape needs to be maintained. The rural economy is a constantly changing paradigm and should be nurtured, supported and promoted because it forms the core of the nation.

Introduction

We act on behalf of Linda and Tom Brazil in discharging the conditions associated with planning permission DC/24/0273.

2 Regulatory Condition: Within 3 months of the date of the decision hereby granted, a drainage strategy detailing the means of foul and surface water disposal shall be 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)

All roof surface water is being integrated into a rainwater harvesting system made by the German company GRAF. A UV light system will also be installed to allow the rainwater harvesting to be used for drinking water. Please see attached product information.

The septic tank has been in situ for over twenty years and is emptied by P J Cole (Southern) at least for the last ten years.

3 Regulatory Condition: Within 3 months of the date of this decision, a Management Plan detailing all measures and ongoing maintenance and sampling necessary to ensure the water supplied is safe and wholesome and to ensure continuity of supply shall have been submitted to the Local Planning Authority for its approval in writing. The management and maintenance plan shall include the following details:

o The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.
o Detail on how any failure of any samples will be investigated and managed.
o Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
o Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.
o Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
o The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.
o Detail on the continuity of supply during dry periods extending beyond 35 days.
o Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
o Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the Local Planning Authority

Within one month of the Local Planning Authority's written approval the scheme shall be implemented in full accordance with the agreed details. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning

Authority. Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The applicants are work with GRAF and using the Caret Rainwater Harvesting Solutions and their contractors in conjunction with CGS Civils the management and maintenance plan for a rainwater harvesting system is crucial to ensure its efficient operation and longevity. Here's is the proposed comprehensive plan which should be read in conjunction with the product material provided:

Step 1 Regular Inspections:
Monthly Check for leaks, clogs and any visible damage
Quarterly Inspect the condition of gutters, down pipes and filter
Annually Examine the overall system for signs or wear and tear

Step 2 Clean schedule
Gutters and down pipes clean debris to prevent blockages
Filters and screens remove debris and sediment buildup regularly
Storage tanks lean annually to prevent contamination

Step 3
Check valves and pumps ensure proper functioning and lubricate if necessary
Repair leakages promptly repair and leaks to prevent water loss
Inspect water quality periodically test water quality to ensure it’s suitable for intended use.

Step 4
Seasonal considerations
Pre winter preparation ensure the system is winterised to prevent freezing
Spring maintenance inspect and clean thoroughly after winter season

Step 5 Record keeping
Maintain a log of maintenance activities, inspections and repairs
Document water usage and quality tests

Step 6 Training and Education
Educate users on efficient water usage practices.
Maintain level of training and keeping up to date with system

Step 7 Emergency preparations and response
Have contingency plans for system failure or emergencies
Keep contact information for maintenance professionals readily available

Step 8 Upgrades and improvements
Periodically assess the system's performance and consider upgrades for efficiency
Stay informed about advancements in rainwater harvesting technology

Step 9 Environmental considerations
Ensure compliance with local regulations and environmental standards
Minimise environmental impact during maintenance activities

By following the aforementioned management and maintenance plan, you can ensure that your rainwater harvesting system remains effective, sustainable, and contributes positively to water conservation efforts

The links below are the companies providing the water treatment equipment.

https://www.grafuk.co.uk/product/diamant-potable-underground-tank-with-pedestrian-loading-pe-lid/
https://www.uk-water-filters.co.uk/products/ultra_violet_system_uv22l-12v_min_flow_and_prefilter
https://www.uk-water-filters.co.uk/collections/homes-whole-house-filters

6 Regulatory Condition: Within 3 months of the date of the decision hereby granted, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

This condition is impossible to obtain as the area and surrounding properties do not have either full fibre broadband nor can they have 30 megabits per second capability.

7 Regulatory Condition: Within 3 months of the date of the decision hereby granted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall be submitted to and approved in writing by the Local Planning Authority. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The covered cycle storage has already been constructed and is marked on the accompanying plan. Photographs below:





5 Regulatory Condition: Within 3 months of the date of the decision hereby granted, details for the provision for the storage of refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015)

The site already has bins lifted by the council and they are located at the entrance gate to the property. Please see attached plan which also indicates location of the rainwater harvesting tank, cycle storage and refuse storage.

Conclusion

The report covers the requirements to discharge the regulatory conditions for the planning permission DC/24/0273 for the change of use of the ground to allow for a single gypsy pitch for Mr and Mrs Brazil.