Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0145
Cowfold Lodge Cottage, Henfield Road, Cowfold, West Sussex, RH13 8DU

DESCRIPTION:
Approval of details reserved by conditions 3,4,5 and 18 to approved application DC/22/2250

RELEVANT PLANNING HISTORY:

DC/22/2250	Construction of a log cabin dwelling and access from Henfield Road.	Application Refused on 31.03.2023 Appeal Allowed on 08.03.2024

PLANNING ASSESSMENT
Planning Application DC/22/2250 was granted consent on appeal on 08.03.2024. This permission was for the following:

Construction of a log cabin dwelling and access from Henfield Road.

Consent is sought to discharge the details reserved by conditions 3,4,5 and 18.

Condition 3:
No development shall commence until a drainage scheme 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 and retained thereafter.

The Council's Drainage Engineer has reviewed the submitted information (Drainage and Water Statement). It is not considered that sufficient information has been provided. The Drainage requirements are listed as:

• The applicant should provide a measurement of pre and post development permeable and impermeable areas with supporting catchment plans and calculations.

• The applicant should provide an assessment of the current and proposed drainage patterns entering, within, and leaving the site, including an understanding of how surface water would flow across the site in normal and exceedance event conditions

• The applicant should provide flow and volume rates with supporting evidence, for greenfield and brownfield sites as appropriate (see the UKSUDS.com tool): Existing runoff rates should be provided for the 100% Annual Exceedance Probability (AEP), 3.33% AEP and 1% AEP storm event and include the value of Qbar. The applicant should also provide post development discharge rates for the 100% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events. The runoff from the proposed development should where possible be restricted to the greenfield 1 in 1 year runoff rate during all events up to and including the 1 in 100-year rainfall event including adjustments for climate change. Where this is not possible, the runoff from the proposed development should restrict flows to as close as reasonably practical to the greenfield runoff rate for the site, not exceeding the flow rate generated from a 50% improvement on the 1 in 1 year brownfield runoff rate of the existing site.

• The applicant has indicated that surface water from the proposed roof will discharge to a rainwater harvesting (RWH) system. While the use of RWH is welcomed, the operational volume within the unit cannot be used for surface water attenuation, as there is no guarantee of the water use within the property or the availability of the storage. Therefore, evidence is required to show the overall surface water system has sufficient capacity to provide the necessary stormwater attenuation without reliance on the RWH system. For RWH design, refer to BS EN 16941-1 2018 On-site non-potable water systems, and Chapter 11 of The SuDS Manual to demonstrate additional stormwater attenuation compliance. It is understood that hybrid attenuation/rain water harvesting systems are available on the marked for this purpose.

• The applicant should provide a detailed surface water drainage strategy, including supporting calculations, detailing outfall location, runoff rate/s, with allowance for urban creep, required and proposed volumes of attenuation storage, freeboard and sizing of all drainage features. A detailed drainage layout plan should reference all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depth, size, SuDS dimensions, materials and depths.

• The proposed foul water strategy to discharge into the existing system for the site is acceptable, however the capacity of the treatment unit should be verified. Please supply appropriate evidence in accordance with best practice guidance as to the foul water flows entering the treatment unit and that they are less than the 10PE supplied.

• The applicant should provide drawings showing conveyance routes for the 1 in 100 year plus climate change event and consideration of how exceedance flows for events greater than this will be managed and mitigated on site without significantly increasing flood risk (both on site and outside the development).

With the above comments in mind, it is considered that at the moment that there is insufficient information to discharge this condition.

Condition 4:
No development shall commence until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging and shall show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. No other external lighting be installed without prior consent from the Local Planning Authority.

The Council's ecologists are satisfied that the Exterior Lighting Calculations for Bats (Lighting Force, July 2024) and External Lighting Letter (Lighting Force July 2024) documents include the details required by the condition. The requirements of the condition have been satisfied.

Condition 5:
No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:
- The sampling regime and parameters etc, recognising that the sampling will need to be undertaken by a DWI certified sampler and analysed by a UKAS accredited lab.
- Details of how any failure of any samples will be investigated and managed.
- Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of the dwelling.
- Details of the 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.
- Details 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.
-The completion of and submission to the Council in writing 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.

- Details of how continuity of supply during dry periods extending beyond 40 days will be ensured. - Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance such records to be available for inspection by the Local Planning Authority at all reasonable times.
- Details of contingency plans to ensure any failures 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.

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the prior written approval of the Local Planning Authority.

The Council's Environmental Health Officer notes the details of the rain water harvesting system are to be confirmed once an installer has been selected. The principles outlined in the Drainage and Water System report for the rainwater harvesting system are satisfactory but the system design needs to finalised and a drawing showing the layout of the system as installed - including all the tanks, supply pipework and treatment units- should also be provided. At the moment, there is insufficient information to discharge this condition.

Condition 18:
No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:
a) purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve the stated objectives;
c) locations of proposed enhancement measures indicated appropriate maps and plans; d) details of persons responsible for implementing the enhancement measures and a timetable for implementation; e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved Biodiversity Enhancement Strategy and shall be retained in that manner thereafter.

The applicants have submitted a Biodiversity Net Gain report rather than a Biodiversity Enhancement Strategy. The Council Ecologist's comments are as follows:

'We have reviewed the Biodiversity Net Gain Report (Wychwood Environmental Ltd., February 2025) which has been submitted in order to discharge Condition 18. We are not satisfied that the submitted information includes the detail required by this condition. We highlight that Biodiversity Net Gain relates to habitats only. The Biodiversity Enhancement Strategy condition relates to protected species and enhancements such as those for bird boxes, bee bricks, bat boxes and hedgehog access holes as specified in Section 7.0 of the Preliminary Ecological Appraisal (Wychwood Environmental Ltd., June 2023).'

There is therefore not considered adequate information to discharge this condition.

Recommendation: Split Decision

Condition 3
Insufficient Information to discharge condition 3

Condition 4
Recommend Discharge condition 4

Condition 5
Insufficient Information to discharge condition 5

Condition 18
Insufficient information to discharge condition 18

NOTE 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/25/0145

(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	Exterior Lighting Report		02.05.2025

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Drainage and Water System		02.05.2025
Supporting Statement	Biodiversity Net Gain Report		02.05.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 13/10/2025

Authorising Officer sign/initial Adrian Smith Date: 23/10/2025