Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0247
Sluetts Farm Buildings , Two Mile Ash, Horsham, West Sussex, RH13 0LA

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/23/0306

RELEVANT PLANNING HISTORY:

DISC/24/0128	Application for Approval of Details Reserved by Condition 7 to approved application DC/23/0306	Application Refused on 30.07.2024
DC/23/0306	Erection of temporary agricultural workers dwelling.	Application Permitted on 23.02.2024

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
HDC Drainage: (6th of February 2024) Have reviewed the information provided by the applicant in support of the planning application. Whilst the applicant has addressed previous shortfalls in information, provision of some requested information is still outstanding.

HDC Drainage: (17th of October 2024) Have reviewed the information provided by the applicant in support of the planning application. Whilst the applicant has addressed many of the previous shortfalls in information, provision of information is still outstanding.

PLANNING ASSESSMENT
Planning Application DC/23/0306 was granted consent on 23.02.2024. This permission was for the following:

Erection of temporary agricultural workers dwelling.

The application seeks consent to approve the details reserved by condition 3 of the above consent: -

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).

The applicant has submitted a detailed drainage strategy which has been supplemented by additional information during the application process (in response to comments from the Council's drainage consultant).

The surface water drainage arrangements entail pumping water to an outfall discharging into a western watercourse. It is noted that the Council's drainage advisor has sought additional information in respect of the proposed drainage details, including a specification of the final pump, details of the wet well, and the siting of manholes. While these details have not been provided, the statement sets out the specification which would be provided on the site and the application site is within an area of very low risk of flooding (including from surface water). The West Sussex LLFA Policy for the Management of Surface Water does not rule out the option for pumps within the drainage for site, and there is no evidence to suggest that the proposed strategy would not ensure the proper drainage of the approved temporary development. It is considered that the totality of the submitted information is sufficient in respect of surface water.

The statement sets out that foul drainage would make use of the existing discharge for the wider site, with the proposed approach considered acceptable.

Recommendation: Application Permitted

NOTE TO APPLICANT
Under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require Ordinary Watercourse Consent.

Ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers. Further information can be found through the following link: -

https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/

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/24/0247
(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		Drainage Report	17.01.2025

DELEGATED

Case Officer sign/initial Alice Johnson Date: 13/02/2025

Authorising Officer sign/initial Guy Everest Date: 18.02.2025