Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0065
Land To The North of Thornhill Court, Billingshurst Road, Coolham, West Sussex,

DESCRIPTION:
Approval of Details Reserved by Condition 3 to approved application DC/23/1205

RELEVANT PLANNING HISTORY:

DC/23/1205	Erection of an agricultural building and access track.	Application Permitted on 05.03.2024

PLANNING ASSESSMENT

Planning Application DC/23/1205 was granted consent on 05/03/2024. This permission was for the following:

'Erection of an agricultural building and access track.'

Consent is sought to discharge the details reserved by Condition 3

Condition 3:

'Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until full details, including complete schematic, of the water delivery system between the lakes and development hereby permitted as required by the water neutrality strategy contained within the email dated 15.09.2023 has been submitted to an approved in writing by the Local Planning Authority. The approved details and installed measures shall be retained as such thereafter.*

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 185 and 186 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).'

The applicant has submitted a document with details of the water delivery system, which comprises 7mm black pvc pipe for the inflow, and a 110mm pipe for the return flow, which would be directed by a Draper submersible dirty water pump capable of pumping 200 litres per minute from the lake on site. The system would thus ensure that the building would be provided by water from within the site as proposed under DC/23/1205, and is therefore considered sufficient pursuant to condition 3.

Recommendation: Application Permitted

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/24/0065
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Letter from Saunders Rural Solutions		05.04.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 28/05/2024

Authorising Officer sign/initial RHERMITAGE Date: 31.05.2024