Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/23/0211
Patchings Barn, Steyning Road, Partridge Green, West Sussex, RH13 8ED

DESCRIPTION:
Approval of details reserved by condition 3 and 5 to approved application DC/23/0562

RELEVANT PLANNING HISTORY:

DC/23/0562	Erection of a single storey side extension. Refurbishment of existing barn. Erection of a new single storey stable building and double garage with associated landscaping.	Application Permitted on 30.08.2023

PLANNING ASSESSMENT

Planning Application DC/23/0562 was granted consent on 30.08.2023. This permission was for the following:

Erection of a single storey side extension. Refurbishment of existing barn. Erection of a new single storey stable building and double garage with associated landscaping.

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

Condition 3:

Pre-Commencement Condition*: Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:*

- *a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
- *b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class licence; or*
- *c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.*

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species), Policy 31 of the Horsham Development Framework and s17 Crime & Disorder Act 1998.

The details provided, in the form of an email, has confirmed that the site has been registered and a bat licence has been issued by Natural England authorizing the specified activity/development to go ahead. This fulfils ident a) of condition 3 and as such, the requirements of the condition have been satisfied.

Condition 5:

Pre-commencement (slab level) Condition*: No development above ground floor slab level associated with the stable building hereby permitted shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (received 18.07.2023) have been submitted to and approved in writing by 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), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The details provided, in the form of a purchase record and detailed specifications of the rainwater tank system, are considered to fulfil the requirements of condition 5. The rainwater tank system – 4800 L carat – would be sufficient to meet the water consumption needs of that evidenced in the water neutrality strategy. The requirements of the condition have been satisfied.

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/23/0211
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	GRAF Rainwater underground tank Carat-S - Dimensions	NONE	25.09.2023
Supporting Docs	Bat Licence Registration	RC096-8681A	25.09.2023
Supporting Docs	GRAF Rainwater Storage Tank - Carat S Series Information	NONE	25.09.2023
Supporting Docs	GRAF Sales Order	0000064231	25.09.2023

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 20.11.2023

Authorising Officer sign/initial RHERMITAGE Date: 24.11.2023