Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

S106/24/0023
Woodmans Farm, London Road, Ashington, West Sussex, RH20 3AU

DESCRIPTION:

Discharge of Clause 3 of Schedule 4 of s106 Agreement for planning permission reference DC/22/0695 to confirm that the Water Neutrality Statement has been implemented in full

RELEVANT PLANNING HISTORY:

DC/22/0695	Change of use of barn (Stables/Equestrian) to sui generis to form new game processing workshop.	Application Permitted on 07.06.2024

PLANNING ASSESSMENT

Planning permission was granted for the change of use of the building to a game processing workshop on 07.06.2024. The planning permission was granted subject to conditions and a s106 Agreement.

Clause 3 of Schedule 4 of the Legal Agreement states that the Applicant and the Owner covenant with the Council:

"Within three months of the date on which the planning permission is granted, to submit evidence in writing to the Council that the Offsetting Measures in the approved Water Neutrality Statement have been implemented in full, the evidence to include the specifications and photographs of the installed measures and a Part G water calculator (or equivalent) detailing the resultant surveyed water consumption of the Offsetting Land, failing to submit such evidence shall result in cease of the use"

The Applicant has submitted evidence, in the form of Part G Water Calculators and Water Neutrality Completion Report, which confirms that the Offsetting Measures as detailed within the approved Water Neutrality Statement have been fitted. The information submitted confirms that the Offsetting Measures have resulted in a greater water reduction than advised within the Water Neutrality Statement, where the strategy as implemented has achieved the required offset.

The above is considered acceptable and the requirements of Clause 3 of Schedule 4 of the relevant s106 Agreement 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: S106/24/0023
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Section 106 Water Neutrality Alterations Completed	NONE	20.11.2024
Supporting Docs	Part G Compliance Report South Barn	NONE	20.11.2024
Supporting Docs	Part G Compliance Report The Cart Shed	NONE	20.11.2024
Supporting Docs	Part G Compliance Report The Barn (Woodmans Barn)	NONE	20.11.2024
Supporting Docs	Part G Compliance Report The Granary	NONE	20.11.2024
Supporting Docs	Email confirming works to Stable Cottage dated 20.12.2024	NONE	20.12.2024
Supporting Docs	Part G Compliance Report Stable Cottage	NONE	09.01.2025

DELEGATED

Case Officer sign/initial Tamara Dale Date: 13.01.2025

Authorising Officer sign/initial RHERMITAGE Date: 30.07.2025