Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0288
Barns Green Stores, Chapel Road, Barns Green, Horsham, West Sussex, RH13 0PS

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 5 and 6 to approved application DC/19/2052.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/19/2052 | Demolition of Barns Green Village Store, restoration of Herons Reach, erection of a new detached shop building with flat above and erection of a dwelling (Full application). | Non-determination on 21.04.2020 |

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:

**Landscape Officer:**
[Summary]

*We are happy to recommend the discharge of Condition 6. No further concerns from a landscape point of view.* [Previous comments raised concerns about the lack of information provided].

**Drainage Officer:**
[Summary]

*We have reviewed the additional information provided. Whilst the applicant has addressed many of the previous concerns raised, more information is required. We advise the following outstanding information is provided prior to the Discharge of Condition 5.*

*To comply with Sewage Sector Guidance Design and Construction Guidance or Building Regulations Part H, the applicant is required to provide the following information for the proposed foul strategy:*

- *Foul drain/sewer diameters and gradients*
- *Invert level of proposed point of connection to the existing foul sewer*
- *to be determined by trial hole or other site survey information*
- *to verify a gravity connection is viable from the development*
- *to check any crossovers with the surface water system*

*The applicant has correctly identified that in addition to planning permission, approval is required from Southern Water for connection to the public sewer under Section 106 of the Water Industry Act 1991. If required, the drainage strategy is reliant on this approval. It is illegal under Section 109 of the Water Industry Act 1991 to make a connection to the public sewer without approval.* [Previous comments sought the provision of additional information].

PLANNING ASSESSMENT

Planning Application DC/19/2052 was granted consent by way of appeal on the 29th of June 2020. This permission was for the following:

**Demolition of Barns Green Village Store, restoration of Herons Reach, erection of a new detached shop building with flat above and erection of a dwelling.**

Consent is sought to discharge the details reserved by conditions 5 and 6.

**Condition 5**:

*No development above ground floor slab level shall take place until a drainage strategy detailing the proposed means of foul and surface water disposal from the appeal site 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 before the occupation of the relevant section of the development.*

The submitted strategy, as amended to reflect the initial comments from the council's drainage engineer, states that surface water is to be managed first via infiltration through permeable surfaces and then via discharge into the highway drains. This has been evidenced to have been agreed with the Highways Authority.

In respect of foul disposal, the proposal entails a connection to existing foul drainage infrastructure with a pump arrangement to control the surface water flows at the site. As part of the original planning permission Southern Water noted that any new connection would though require their further formal consent, the Council's technical team should be consulted and ownership of a sewer should be ascertained before commencement.

While additional information, since their first comment, has been provided it is noted that the Council's drainage advisor has now sought more additional information in respect of the proposed foul drainage connection. However, given that the information sought is controlled through other legislation, specifically Building Regulations Part H, it is not considered reasonable to withhold permission to discharge condition 5 absent of this information.

The requirements of condition 5 have been satisfied.

**Condition 6**:
Prior to the occupation of any new dwelling a scheme of hard and soft landscaping shall have been submitted to and approved in writing by the local planning authority. The details shall include plans and measures of the following:
a) Proposed replacement and additional trees and planting including native species hedging, including schedules specifying species, planting size, densities and plant numbers and tree pit details
b) Hard surfacing materials and finishes
c) Boundary treatments, including hedgehog holes in fences
d) External lighting, including fittings and locations with particular regard to nocturnal species and the avoidance of light spill onto the surrounding, scattered trees
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Following the provision of an amended plan which shows a new tree and its height to replace T6 along with information on external lighting, proposed hard surfacing and boundary treatments the Landscape Officer has recommended the proposal be discharged.

The requirements of condition 6 have been satisfied.

**Recommendation: Application Permitted**

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.

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**Plans list for: DISC/24/0288**
(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 |
|---|---|---|---|
| Layout plan | Master Landscaping Plan | DE1280 / 500 P4 | 17.06.2025 |
| Supporting Statement | Pumping Station Package | | 17.04.2025 |
| Supporting Statement | Drainage Strategy Addendum | | 17.04.2025 |

**DELEGATED**

Case Officer sign/initial Alice Johnson Date: 04/07/2025

Authorising Officer sign/initial Adrian Smith Date: 25/07/2025