Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0295
Dene Hollow, New Hall Lane, Small Dole, West Sussex, BN5 9YH

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/23/0662

RELEVANT PLANNING HISTORY:

DC/23/0662 Erection of a replacement agricultural barn. Application Permitted on 21.08.2024

PLANNING ASSESSMENT

Planning Application DC/23/0662 was granted consent on 21.08.2024. This permission was for the following:

Erection of a replacement agricultural barn.

Consent is sought to discharge the details reserved by conditions 3 and 4.

Condition 3:

Pre-Commencement Condition*:*

i. Prior to the commencement of the development, details showing the proposed location of one fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the West Sussex County Council Fire and Rescue Service.

ii. Prior to the first occupation of the development the approved fire hydrant or stored water supply shall have been installed in the approved location to BS 750 standards and connected to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting. The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In the interests of amenity and in accordance with Policies 33 and 39 of the Horsham District Planning Framework and in accordance with The Fire & Rescue Service Act 2004.

The submission included a fire access plan that illustrated a removable fence panel between the application site and the applicant's dwelling, which would facilitate the use of the pool water for fire services to use in the event of a fire as an alternate source of water. WSCC Fire and Rescue service raised no objection in principle top this method. However, further information was requested as to how the fire services would be made aware of the source of the water on site, and how to remove the fence panel. An alternative to change the fence to a gate was made. The supporting statement details that the fence is slotted in concrete posts, which suggests it is not fixed in place. WSCC further requested

details of the means of access into the site, which is behind an electrically operated gate, such as codes of entry or details for contacting the applicant. Following from the Officers visit to the site, the gate includes a call button which (presumably) calls the applicant's phone number.

Though the fire service has requested these clarifications, this is not a requirement of the condition itself as set out above- the conditions only specifically requests '*details showing the proposed location of ... [a] stored water supply*'. The requirements of (i) have therefore been satisfied.

In relation to (ii)- the pool (on the applicant's property adjacent to the site) is in situ- therefore, requirement for it to be in place prior to the use of the development commencing has already been met. With the above in mind, the submitted detail is considered sufficient pursuant to condition 3. An informative is attached suggesting that the recommendations as requested by WSCC Fire and Rescue are provided to the service by the applicant.

Condition 4:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

a) Purpose and conservation objectives for the proposed enhancement measures;

b) detailed designs or product descriptions to achieve stated objectives;

c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);

d) persons responsible for implementing the enhancement measures; and

e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The submission included a Biodiversity Key, Biodiversity Enhancement Strategy and Biodiversity Enhancement Plan. The plans include restoring grassland, maintaining hedgerows, the planting of native trees and hedging, in addition to the siting of various bat and bird boxes.

Following consultation with the Council's Ecological Consultant, no objection was raised with the proposed BES for the development. The submitted details is therefore considered sufficient pursuant to condition 4.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that signage is installed on the removable fence panel to clearly indicate the source of the alternate water supply for the benefit of the fire services in the event that their attendance is required on site. Further measures (if necessary) should ensure that the applicant can provide suitable access for the fire service into the site.

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/24/0295
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Fire Access Plan		26.11.2024
Supporting Statement	Biodiversity Enhancement Strategy		26.11.2024
Plans	Biodiversity Plan		26.11.2024
Supporting Docs	Biodiversity Key		26.11.2024
Supporting Statement	Fire Access/Water Storage Statement		26.11.2024

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 10.02.2025

Authorising Officer sign/initial TDALE Date: 11.02.2025