Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0068
Stakers Gill Stud, Stakers Lane, Southwater, Horsham, West Sussex, RH13 9JQ

DESCRIPTION:

Approval of details reserved by conditions 3 and 4 to approved application DC/21/1230

RELEVANT PLANNING HISTORY:

DC/21/1230	Erection of a log cabin for rural worker.	Application Permitted on 04.11.2022

PLANNING ASSESSMENT

Planning Application DC/21/1230 was granted consent on 04.11.2022. This permission was for the following:

Erection of a log cabin for rural worker.

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

Condition 3:

Pre-Commencement Condition*: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal 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.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015)

The application site is an existing agricultural and equestrian site, situated in flood zone 1, with a 'very low' chance of surface water, fluvial or groundwater flooding. The new log cabin will utilise the existing 6 person Biodisc which serves the current mobile home which is to be removed. Surface water will drain to the existing culvert.

It is noted that the Council's drainage advisor has sought additional information in respect of the proposed drainage details. It is though considered that given there is no objection in principle to the proposed arrangement, and noting the existing situation, the submitted details are proportionate and acceptable. The presence of other non-planning requirements would also ensure that the development is correctly drained and it is not necessary to duplicate as part of this approval of details application. The requirements of the condition have been satisfied.

Condition 4:

Pre-commencement (slab level) Condition*: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include (but not be limited to) the following details:*

- *The sampling regime and parameters etc, recognising that the sampling may need to be undertaken by a DWI certified sampler and analysed by a UKAS accredited lab.*
- *Detail on how any failure of any samples will be investigated and managed.*
- *Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit*
- *Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.*
- *Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.*
- *Detail on the continuity of supply during dry periods extending beyond 35 days.*
- *Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.*
- *Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority*

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of 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 applicant has stated that this condition has been added to the decision notice in error. This condition relates to a rainwater harvesting scheme that is intended to provide potable water and therefore requires very stringent water testing. It is agreed that this isn't a requirement in this instance as the rainwater being harvested is intended to be used for drinking water for horses only and is an off-setting rather than mitigation measure (as confirmed in the water neutrality strategy and Appropriate Assessment).

It is not however possible to discharge this condition. A Removal of Condition application would be required. It is not therefore possible to discharge this condition at this time.

Recommendation: SPLIT Decision

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/24/0068
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Details plan	Foundation Plan & Ground Floor Plan	2023/13/2	02.04.2024
Site plan	Site For Log Cabin	2023/13/1	02.04.2024

DELEGATED

Case Officer sign/initial	Kate Turner	Date:	05.08.2024
Authorising Officer sign/initial	Tamara Dale	Date:	20.09.2024