



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0243

Land at Cobwood, Burnthouse Lane, Cowfold, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 8 (Surface Water Drainage) to approved application DC/23/2172.

RELEVANT PLANNING HISTORY:

DC/23/2172	Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.	Application Permitted on 24.05.2024
------------	---	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/23/2172 was granted consent on 24 May 2024. This permission was for the following:

Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, securing cameras, fencing, access tracks and landscaping.

Consent is sought to discharge the details reserved by condition 8.

Condition 8:

Pre-Commencement Condition: Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (07/03/24) and Response to LLFA comments dated February 2024 and Drawing Preliminary Drainage Strategy by PFA Consulting, rev A, dated 07/03/24 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Policy 38 in Horsham District Planning Framework.

To satisfy the requirements of Condition 8, the applicant has submitted a Construction Method Statement (Water) and a Drainage Conditions Discharge Report which has been reviewed by the Council's Landscape and Arboricultural Officers as well as the Lead Local Flood Authority. The Council's Arboricultural and Landscape Officers have advised they have no concerns to raise, other than some small discrepancies between the landscaping scheme and the swale layout proposed under DC/23/2172. Following some amendments to the submitted information (i.e. updated SuDS drawings and a full Construction Method Statement) the LLFA has advised that they have no objection to Condition 8 being discharged.

