Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0167
Stablebarn Farm, Blackgate Lane, Pulborough, West Sussex, RH20 1DD

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/23/2101

RELEVANT PLANNING HISTORY:

DC/23/2101	Demolition and replacement of existing cattle sheds, cattle handling facilities and silage clamps, including improvements to access and new SUDS attenuation ponds.	Application Permitted on 15.04.2024

PLANNING ASSESSMENT
Planning Application DC/23/2101 was granted consent on 15/04/2024. This permission was for the following:
Demolition and replacement of existing cattle sheds, cattle handling facilities and silage clamps, including improvements to access and new SUDS attenuation ponds.

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

Condition 3:
Pre-Commencement Condition: No development of the SUDS basins shall commence until the following has been submitted to and approved in writing by the Local Planning Authority:
i) Details of the specified freeboard allowance for the SuDS Basins. The applicant should provide a summary of total storage volume provided by proposed basins up to the design level, and a basin freeboard allowance of 300mm.
ii) Written consideration of the construction and maintenance restrictions related to basins with 1:1 side-slopes.
iii) Details of the of the mitigation methods to ensure exceedance flows do not directly enter the onsite watercourse, where there is the potential to cause pollution, and/or increase flood risk.

The SUDS basins shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

Following receipt and review of revised details on 19th August which seek to address comments raised by the Local Lead Flood Authority (LLFA), Officers can confirm that the LLFA are now satisfied with the proposed details.

The requirements of the condition have been satisfied.

Recommendation: Application Approved

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/24/0167
(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
Supporting Docs	Surface Water Drainage Report		26.06.2024
Plans	SURFACE WATER - DRAINAGE LAYOUT SHEET 2 OF 2	102 PL2	19.08.2024
Plans	SURFACE WATER - DRAINAGE LAYOUT SHEET 1 OF 2	101 PL1	19.08.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 09.09.2024

Authorising Officer sign/initial Adrian Smith Date: 10/09/2024