Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0022
Trueloves Field, Marches Road, Kingsfold, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/24/1179

RELEVANT PLANNING HISTORY:

DC/24/1179	Erection of a stable building, sand school and change of use of land for private equine use.	Application Permitted on 19.12.2024

PLANNING ASSESSMENT

Planning Application DC/24/1179 was granted consent on 19.12.2024. This permission was for the following:

Erection of a stable building, sand school and change of use of land for private equine use.

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

Condition 3:

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 the following details:*

- *The sampling regime and parameters etc, recognising that the sampling will need to be undertaken 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.*
- *The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into 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 185 and 186 of the National Planning Policy Framework (2023), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

In response to the above condition the applicant has provided the following documents:

- Rainwater Harvesting Management and Maintenance Plan
- Block Plan

The Environmental Health Officer has reviewed the details submitted in response to Condition 3. The condition required a comprehensive management and maintenance plan for the rainwater harvesting system, ensuring water neutrality and compliance with relevant environmental and planning policies.

Following assessment, the Environmental Health Officer finds the submitted information sufficient to meet the requirements of the condition. Based on the above, Condition 3 can now be discharged as it meets the necessary planning and regulatory requirements.

Condition 4:

Pre-Commencement (Slab Level) Condition: *Prior to any works above slab level a Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be 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 shall be retained in that manner thereafter.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham Development Framework.

In response to the above condition the applicant has provided the following documents:

- Biodiversity Enhancement Strategy

Place Services have reviewed the have reviewed the Biodiversity Enhancement Strategy (AEWC Ltd., January 2025) which has been submitted in order to discharge Condition 4. The Ecologist is satisfied that the submitted information includes the detail required by this condition as such the condition can be discharged.

Recommendation: Application Permitted

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/25/0022
(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
Block plan	Existing & Proposed Site / Block Plan	TLF 2024 002	25.02.2025
Supporting Docs	Rainwater Harvesting Management and Maintenance Plan dated January 2025	NONE	14.03.2025
Supporting Docs	Biodiversity Enhancement Strategy by Animal Ecology & Wildlife Consultants Ltd dated January 2025	24-007	29.01.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 17.03.2025

Authorising Officer sign/initial Tamara Dale Date: 17.03.2025