Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0178
Morelands Barn, Naldretts Lane, Rudgwick, West Sussex, RH12 3BU

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3 and 14 to approved application DC/21/2842

RELEVANT PLANNING HISTORY:

DC/21/2842	Repair and refurbishment works and extensions to existing barn with associated landscaping works.	Application Permitted on 12.08.2022

PLANNING ASSESSMENT

Planning Application DC/21/2842 was granted consent on 12.08.2022. This permission was for the following:

Repair and refurbishment works and extensions to existing barn with associated landscaping works.

Consent is sought to discharge the details reserved by conditions 3 and 14

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 requirements of the condition have been satisfied.

The application included details of the proposed methods of drainage for foul and surface water. The comments on the Council's drainage consultant are noted- however, the content of the response raises matters that would otherwise be dealt with at the technical construction phase (ie, building regulations), thus it is not necessary to duplicate the consideration as part of this application. In principle, however, the submitted details is considered sufficient to demonstrate that the methods of foul and surface water drainage, thus is considered acceptable pursuant to condition 3.

Condition 14:

Regulatory Condition: Any works which will impact the breeding / resting place of bats shall not in in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the Local Planning Authority 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.

The application included details of the licence received from Natural England. The Council's ecological consultant has reviewed the submitted information and has agreed that the detail is satisfactory pursuant to condition 14.

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/25/0178
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	MH SCHEDULE	6363-CON-00-00-DR-C-1519 P01	03.06.2025
Plans	CONSTRUCTION AREAS	6363-CON-00-00-DR-C-1520 P01	03.06.2025
Plans	DRAINAGE DETAILS SHEET 1 OF 2	6363-CON-00-00-DR-C-1530 P01	03.06.2025
Plans	DRAINAGE DETAILS SHEET 2 OF 2	6363-CON-00-00-DR-C-1531 P01	03.06.2025
Plans	CONSTRUCTION DETAILS	6363-CON-00-00-DR-C-1540 P01	03.06.2025
Supporting Docs	DRAWING ISSUE REGISTER	6363	03.06.2025
Supporting Docs	DRAINAGE OPERATIONS AND MAINTENANCE MANUAL	6363	03.06.2025
Supporting Docs	DRAINAGE APPRAISAL TECHNICAL NOTE	6363-CON-XX-XX-RP-C-0002-S2 P01	03.06.2025
Supporting Docs	DRAINAGE MODELLING CALCULATIONS	6363 P01	03.06.2025
Supporting Docs	BAT LICENCE	RC177-10868A	03.06.2025
Supporting Statement	COVERING LETTER		03.06.2025
Supporting Statement	PACKAGED PUMPING STATION QUOTE	Q25101a	03.06.2025