Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0096
Four Seasons Fuel, Coneyhurst Road, Coneyhurst, Billingshurst, West Sussex, RH14 9DG

DESCRIPTION:
Application for approval of details reserved by conditions 3 and 4 to approved application DC/24/0322

RELEVANT PLANNING HISTORY:

DC/24/0322	Erection of an agricultural storage building	Application Permitted on 29.01.2025

PLANNING ASSESSMENT

Previous application DC/24/0322 was granted consent on 29/01/2025. This permission was for:

Erection of an agricultural storage building

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 full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (C3306 REV. P3 received 15/01/2024) have been submitted to and approved in writing by 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), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

Details have been submitted in relation to the above condition, in the form of a water efficiencies measures supporting document (C3306 P4). This details the rainwater harvesting tank filters and options for a 1500L water tank to be installed. This is considered acceptable, noting that the approved building does not include any water usage for human consumption, rather the usage of water for washing down equipment. Environmental Health also recommended for the condition to be discharged after review. It is therefore considered that the requirements of the condition have been satisfied and it is recommended that condition 3 be discharged.

Condition 4:

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (South Downs Ecology, January 2024), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.*

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

Details have been submitted in relation to the above condition in the form of an ecology block plan and supporting documents, detailing the specifications and positioning of birdboxes, log piles and bat boxes in order to implement ecological gains. This is considered acceptable, and it is recommended condition 4 is discharged. It is noted that the ecological improvements could potentially interfere with the existing routeways in the Four Seasons yard. Whilst there may be potential for disruption for some movements, this is envisaged to be seldom and contained within the yard and not on the highway network.

Recommendation: Application Permitted

Plans list for: DISC/25/0096
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Wooden Hedgehog & Guinea Pig House		10.03.2025
Supporting Docs	Multi Hole Wild Bird Classic Nest Birdhouse Boxes		10.03.2025
Supporting Docs	Wooden Bat Box		10.03.2025
Supporting Statement	Covering Letter	jds/am	10.03.2025
Supporting Docs	Water Efficiency Measures	C3306 P4	15.07.2025
Plans	Ecology Plan	23-12-02	14.05.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 24/07/2025

Authorising Officer sign/initial RHERMITAGE Date: 24.09.2025