Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0280
The Stables, Loxwood Road, Rudgwick, Horsham, West Sussex, RH12 3DW

DESCRIPTION:

Approval of details reserved by conditions 4 and 5 to approved application DC/24/0103

RELEVANT PLANNING HISTORY:

DC/24/0103	Erection of a temporary (three years) two bedroom rural workers (equestrian) dwelling, and a single storey equestrian building.	Application Permitted on 20.09.2024

PLANNING ASSESSMENT

Planning Application DC/24/0103 was granted consent on 20.09.2024. This permission was for the following:

Erection of a temporary (three years) two-bedroom rural workers (equestrian) dwelling, and a single storey equestrian building.

Consent is sought to discharge the details reserved by conditions 4 and 5.

Condition 4:

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).

and

Condition 5:

Pre-Commencement Condition*: No development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.*

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).

The Council's Drainage Consultant has commented on the submitted drainage calculations, and have identified a number of shortfalls within the submission details, including:

- *Groundwater levels must be assessed to determine if the permeable paving is susceptible to flooding, thereby preventing network attenuation and floatation. Both issues can be mitigated with adequate design. (this was a previous February 2024 recommendation, related to the DC/24/0103 planning application, that requires addressing).*
- *The location, water quality mitigation, and exceedance routes of the muck heap and wash down facilities must be provided. (this is linked to a previous February 2024 recommendation, related to the DC/24/0103 planning application, concerning groundwater vulnerability, addressing water quality issues due to land use risks, and requires addressing).*
- *The surface water drainage strategy must make an allowance for urban creep.*
- *Proprietary device manuals for all drainage features and SuDS devices need to be provided. The maintenance schedule should also include the maintenance regime of the flow control device.*
- *Confirmation of permission to connect to a private/public sewer, if applicable, must be provided as per LLFA policy Section 4.1.3. In addition, the drainage Strategy report mentions part of the sewer network is to be abandoned, however this is not clearly indicated on the Drainage Layout drawing number 241851-500-01. This must be clearly shown.*

The response to the calculations have been published on the Council website since 27 November 2024, and since then no such response has been received from the applicant. Given the deficiencies identified within the calculations as detailed by the Council's Drainage Consultant, Officers are not confident that the submitted detail adequately satisfies the requirements of conditions 4 and 5. The submitted detail is therefore considered insufficient pursuant to conditions 4 and 5, and are therefore recommend for refusal.

Recommendation: Application Refused

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/24/0280
Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Drainage Calculations		05.11.2024

DELEGATED

Case Officer sign/initial	RHERMITAGE	Date:	29.01.2025
Authorising Officer sign/initial	TDALE	Date:	29.01.2025