Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0301
Tanbridge Retail Park Albion Way Horsham West Sussex

DESCRIPTION:
Approval of details reserved by condition 14 (verification of SuDs) to approved application DC/21/1413 (Demolition of existing retail unit and erection of a replacement retail unit with associated works).

RELEVANT PLANNING HISTORY:

DC/21/1413	Demolition of existing retail unit and erection of a replacement retail unit with associated works.	Permitted 07/12/2022
DISC/22/0370	Approval of Details Reserved by Condition 8 (foul and surface water disposal) to approved application DC/21/1413 (Demolition of existing retail unit and erection of a replacement retail unit with associated works).	Permitted 01-02-2023

Other Considerations
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

REPRESENTATIONS
None.

PLANNING ASSESSMENT
Planning Application DC/21/1413 was permitted on 07/12/2022. This permission was for the following: Demolition of existing retail unit and erection of a replacement retail unit with associated works.

Approval is sought for details pursuant to condition 14 (verification of SuDs). The submitted details comprise a SUDS VERIFICATION REPORT REV A Date 04.11.24 by Craddys DATE: NOVEMBER 2024 CRADDYS DOCUMENT REFERENCE: 11787w0017.

Condition 14: *No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.*

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce 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 submitted verification report evidences the SuDs drainage system approved under DISC/22/0370 (condition 8 of D/21/1413) has been constructed in accordance with the approved design drawings.

The Local Lead Flood Authority is satisfied with the submitted details meet the requirements of condition 14 and can recommend that condition 14 is discharged.

The details submitted pursuant to the condition are therefore acceptable.

Water Neutrality Note: No further Habitat Regulations Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/21/1413) was 'screened out' under the Habitat Regulations in Oct 2022.

Recommendation: Application Permitted

NOTES TO APPLICANT

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/24/0301
(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	SUDS VERIFICATION REPORT REV A Date 04.11.24 by Craddys DATE: NOVEMBER 2024 CRADDYS DOCUMENT REFERENCE: 11787w0017		06.12.2024
Supporting Docs	SUDS VERIFICATION REPORT REV A Date 04.11.24 by Craddys DATE: NOVEMBER 2024 CRADDYS DOCUMENT REFERENCE: 11787w0017 Appendix D DRAINAGE CCTV SURVEY by Craddys		06.12.2024

DELEGATED

Case Officer sign/initial Matthew Porter Date: 20-12-2024

Authorising Officer sign/initial Adrian Smith Date: 20/12/2024