Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0171
Slaughterford Farm, Chapel Road, Barns Green, West Sussex,

DESCRIPTION:
Application for approval of details reserved by condition 2 to approved application DC/23/0242

RELEVANT PLANNING HISTORY:

DC/23/0242	Change of use of agricultural land for the exercising of dogs, including the installation of perimeter fence and pathway and associated parking (Retrospective)	Application Permitted on 14.12.2023.

PLANNING ASSESSMENT
Planning Application DC/23/0242 was granted consent on 14.12.2023. This permission was for the following:

Change of use of agricultural land for the exercising of dogs, including the installation of perimeter fence and pathway and associated parking (Retrospective)

Consent is sought to discharge the details reserved by condition 2.

Condition 2: Water Neutrality

{\b Regulatory Condition}: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (received 30.06.2023). Within six months of the date of this permission, evidence that the approved water neutrality strategy has been implemented in full shall be submitted to and approved in writing by the Local Planning Authority. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

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 179 and 180 of the National Planning Policy Framework (2021), 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).

The water budget as set out in the Water Neutrality Statement as approved under DC/23/0242 calculates that based on 224 dogs per day and based on average consumption of 2ml per kg of weight per hour equates to 50ml of water per hour (based on an average weight of 25kg each dog).

Total daily consumption will be approximately:
224 x 50 = 11200ml
11200ml/1000 = 11.2 litres
11.2 x 365 = 438 litres

The Water Neutrality statement set out that Applicant was installing a rainwater harvesting system in relation to a separate application under DC/22/1977 for a new dwelling which would harvest 1793m^3 of rainwater per annum of which 93m^3 is allocated to offset the requirements of the new residence, therefore

leaving 1702m^3 available to offset additional water required for the dog walking paddock. A small water butt is to be installed within the dog walking paddock to be filled from the harvested rainwater system.

The Applicant has submitted the following information to evidence compliance with the requirements of Condition 2 as above, specifically details relating to the specification of fittings and appliances used, evidence of their installation:

Invoice No INV – 076928 – D&H Direct in respect of fixtures and fittings.
Invoice No INV – 076929 – D&H Direct in respect of fixtures and fittings.

Photographic evidence has been provided by the Applicant of the 2 x 20,000 litre rainwater harvesting tanks installed on site and in situ with associated pipework, filters, and fittings to comply with the requirements of condition 2 and the Water Neutrality strategy approved under DC/23/0242.

It is noted that Condition 2 requires the completion of the as built Part G water calculator or equivalent. Whilst the application relies on the water neutrality strategy submitted in relation to DC/22/1977 (for a single agricultural workers log cabin, adjacent to the current application site), and although requested as part of the standard condition following approval of DC/23/0242 (use of land for dog exercise), it is considered that an as built Part G water calculator or equivalent is not required for the current application as it does not relate to a 'dwelling'. Furthermore the 'log cabin' approved under DC/22/1977 lies outside of this application red line boundary and is therefore otherwise not part of the current application considerations other than as set out above in respect of the 1702m3 available water to offset additional water required for the dog walking paddock.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

Conditions:

NOTE 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/24/0171
(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 Statement	Covering Letter		27.06.2024
Supporting Docs	Invoice from D&H Direct		27.06.2024
Supporting Docs	Invoice from D&H Direct		27.06.2024

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 30.07.2024

Authorising Officer sign/initial	J Hawkes	Date:	06.08.2024