Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0262
Frithknowle Farm , Picts Lane, Cowfold, West Sussex, RH13 8AN

DESCRIPTION:

Application for Approval of Details Reserved by Condition 5 to approved application DC/23/1758

RELEVANT PLANNING HISTORY:

DC/23/1758	Conversion and extension of existing piggery to provide annexe accommodation (Householder Application)	Application Permitted on 15.11.2023

PLANNING ASSESSMENT

Planning Application DC/23/1758 was granted consent on 15.11.2023. This permission was for the following:

Conversion and extension of existing piggery to provide annexe accommodation (Householder Application)

Consent is sought to discharge the details reserved by condition 5.

Condition 5:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality strategy (Water Neutrality Report reference C2795 Rev P- by CGS Civils dated 16.08.2023) 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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

The Applicant has submitted a document titled Water Efficiency Measures reference C2795 Rev -P1 dated 08.10.2024. This outlines the proposed water efficiency measures, including the rainwater harvesting system. The details provided correspond with those outlined within the Part G Water Calculator contained within the approved Water Neutrality Report. The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/24/0262
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Water Efficiency Measures by cgs civils dated 08.10.2024	C2795 Rev - P1	15.10.2024

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 10.12.2024