Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0006
Field Place Estate, Byfleets Lane, Broadbridge Heath, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 2 to approved application DC/24/0220

RELEVANT PLANNING HISTORY:

DC/24/0220	Deposit of topsoil and chalk for biodiversity and agricultural improvement with improved access.	Application Permitted on 11.10.2024

PLANNING ASSESSMENT
Planning Application DC/24/0220 was granted consent on 11.10.2024. This permission was for the following:

Deposit of topsoil and chalk for biodiversity and agricultural improvement with improved access.

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

Condition 2: Drainage

Pre-Commencement Condition: Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings and Flood Risk Assessment (by Water Design Engineers, 5th July 2024, revision 00) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policy 38 in Horsham District Planning Framework.

The Applicants have submitted the following in support of the application:

Supporting Documents:
Technical Note (dated 21 November 2024 for the Construction and Maintenance of SuDS Features

Plans
Lake 3 and 4 Swale Detail - 24291_ENV_ZZ_DR_D-0103 Rev 1
Weir Plate and Protective Screen Detail - 24291_ENV_ZZ_DR_D-0105
New Pond Detail (Flood Risk Assessment) 24291_ENV_ZZ_DR_D-0104 Rev 01

General Arrangement Plan of New Permanent Access Track from OGRW to Lake 4 BERM – 24291_ENZ_ZZ_DR_D-0101 Rev 01

WSCC LLFA have been consulted and have raised no objection to the details as submitted above.

(It is noted on the plans submitted that the drainage runs through areas of woodland. The woodland is not ancient woodland and none of the trees are subject to any Tree Preservation Orders. It is also noted that there are areas identified on plan that show panting of new hedgerow (as identified on plans previously submitted with DC/24/0220, the applicants has confirmed for the records that the hedging will comprise native trees and Bartholomew's wildflower mix).

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/25/0006
(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
Details plan	Lake 3 and 4 Swale Detail	24291_ENV_ZZ_DR_D-0103 Rev 1	17.12.2024
Details plan	Weir Plate and Protective Screen Detail	24291_ENV_ZZ_DR_D-0105	17.12.2024
Details plan	New Pond Detail (Flood Risk Assessment)	24291_ENV_ZZ_DR_D-0104 Rev 01	17.12.2024
Details plan	General Arrangement Plan of New Permanent Access Track from OGRW to Lake 4 BERM	24291_ENZ_ZZ_DR_D-0101 Rev 01	17.12.2024

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 22/04/2025

Authorising Officer sign/initial Adrian Smith Date: 22/04/2025