Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0260
Browns Farm, Hollands Lane, Henfield, West Sussex, BN5 9QY

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/22/0083

RELEVANT PLANNING HISTORY:

DC/22/0083	Retrospective application for the installation of a shipping container with open front shelter and covered seating area for use as shop/cafe.	Application Permitted on 12.01.2024

PLANNING ASSESSMENT
Planning Application DC/22/0083 was granted consent on 12.01.2024. This permission was for the following:

Retrospective application for the installation of a shipping container with open front shelter and covered seating area for use as shop/cafe.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:
Post Occupation Condition: Within 3 months of the date of this decision, a Management Plan detailing all measures and ongoing maintenance and sampling necessary to ensure the water supplied is safe and wholesome and to ensure continuity of supply shall have been submitted to the Local Planning Authority for its approval in writing. The management and maintenance plan shall include the following details:

- *The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.*
- *Detail on how any failure of any samples will be investigated and managed.*
- *Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit*
- *Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.*
- *Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.*
- *The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.*
- *Detail on the continuity of supply during dry periods extending beyond 35 days.*
- *Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.*
- *Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the Local Planning Authority*

Within one month of the Local Planning Authority's written approval the scheme shall be implemented in full accordance with the agreed details. No alterations or revisions to the approved management plan shall be implemented without the written approval of 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 application is accompanied by a Water Management and Maintenance Plan, which as originally submitted raised a number of queries relating to the water sampling and details of the harvesting system. Further information has subsequently been received which addresses these outstanding concerns. The Council's Environmental Health Team has raised no objection to the level and detail of the submission, which is considered to meet the requirements of the above condition.

A note to applicant is recommended to advise that the Plan must be implemented within one month of the date of this decision, and that no alterations or revisions to this Plan must take place without the written approval of the Local Planning Authority.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that within one month of this decision the approved Management Plan must be implemented in accordance with the agreed details. It should be noted that no alterations or revisions to this Plan must take place without the written approval of the Local Planning Authority.

Plans list for: DISC/24/0260
(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	WATER MANAGEMENT AND MAINTENANCE PLAN	KCC2985 WMP Feb 25 Final	05.02.2025
Plans	SITE LOCATION PLAN	KCC2985/08 01/22ht	10.10.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 20/3/25

Authorising Officer sign/initial Guy Everest Date: 25.03.2025