Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/23/0232
Slaughterford Farm, Chapel Road, Barns Green, West Sussex

DESCRIPTION:
Approval of details reserved by condition 4, 5, 6, 7 and 9 to approved application DC/22/1977

RELEVANT PLANNING HISTORY:

DC/22/1977	Erection of an agricultural workers log cabin.	Application Permitted on 21.07.2023

PLANNING ASSESSMENT
Planning Application DC/22/1977 was granted consent on 21/07/2023. This permission was for the following:

'Erection of an agricultural workers log cabin'

Consent is sought to discharge the details reserved by conditions 4, 5, 6, 7 and 9: -

Condition 4:
Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The application is accompanied by details relating to the treatment plant location and the approach to surface water, with both being discharged to an existing nearby watercourse. This approach is considered acceptable in this location. An informative is recommended to advise of the need for Ordinary Watercourse Consent from the Lead Local Flood Authority.

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/greywater harvesting system required by the approved Water Neutrality Strategy (Document Reference ENV22069, Rev.2 received on 23 May 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).

A diagram has been submitted during the course of the application to demonstrate the Rainwater harvesting details. These are consistent with the approach set out as part of the planning permission and given that the water is not required to be potable (for human consumption) they are considered sufficient pursuant to condition 5.

Condition 6:
Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The covering letter details descriptions of the proposed log cabin materials, with pictures of the proposed UPvc windows, timber, soffits, fascias, bargeboards, lightweight roof tiles and doors. The details submitted are consistent with the original permission and acceptable pursuant to condition 6.

Condition 7:
Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*
- *Details of all external lighting*
- *Ecological enhancement measures*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submission included a detailed landscaping plan. Following consultation with the Council's Landscape Officer, the details were considered insufficient to be approved. Additional information has since been received to resolve the concerns raised, with the resulting scheme considered acceptable pursuant to condition 7.

Condition 9:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking

facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The provided plans indicate that an individual, secure and covered cycle store would be provided, with this arrangement considered acceptable pursuant to condition 9.

Recommendation: Application permitted

NOTE TO APPLICANT
Under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require Ordinary Watercourse Consent. Ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers.

The applicant is advised that discharging to the local watercourse will require 'Ordinary Watercourse Consent' from the Lead local Flood Authority. Further details can be found through: -

https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/

Plans list for: DISC/23/0232
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Bike Store Plan	2867-PL-BS1	25.10.2023
Details plan	CLF1 (6pe) Standard Inlet Invert Gravity or Pumped Discharge	7-2018-6SPG	25.10.2023
Supporting Statement	Water Neutrality Strategy	ENV22069	25.10.2023
Details plan	Farm Lodge Drainage Strategy	NONE	25.10.2023
Supporting Docs	Rainwater Harvesting System - Copy 2	QU-012310	25.10.2023
Supporting Docs	Rainwater Harvesting System - Copy 1	QU-012462	25.10.2023
Supporting Docs	Quote	NONE	25.10.2023
Supporting Docs	Quote B	NONE	25.10.2023
Supporting Docs	Surface and Rain Water Management	NONE	25.10.2023
Location & details plan	Landscape plan	2867-PL-LP1 REV B	03/04/2024

DELEGATED

Authorising Officer sign/initial: Guy Everest Date: 05.06.2024