Horsham District Council

Mr Robert Russell
The Old House
Church Lane
Ashurst
West Sussex
BN44 3AR

Our ref:	DISC/24/0178
Your ref:	Approval of matters reserved by
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	19th September 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 3,4,5 and 6 to approved application DC/23/1979

Stables at Glebe Meadow Church Lane Ashurst Steyning

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

3. **Pre-Commencement Condition**: No development shall commence until a Bat Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall contain precautionary mitigation measures and / or works to avoid potential impacts to bats during the works to the stables. The development shall be carried out in strict accordance with the approved Statement and shall be retained as such thereafter.

   Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

Date of approval - 19th September 2024

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).

Date of approval - 19th September 2024

5. **Pre-Commencement Condition**: No development shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Roost Assessment and Barn Owl Scoping Survey Version 004 (aLyne Ecology, March 2024), has been submitted to and approved in writing by

the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of the development, and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

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6. **Pre-Commencement (slab level) Condition**: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. 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 authority.

The management and maintenance plan shall be operated in full at all times. 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).

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The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Drainage Statement		09.07.2024
Supporting Statement	Biodiversity Enhancement Layout		09.07.2024
Supporting Statement	Precautionary Working Method Statement for Bats		09.07.2024
Supporting Statement	Rainwater Harvesting and Purification System Specification		09.07.2024

Notes to Applicant:

1. In respect of Condition 4, the applicant is required to provide written confirmation from the Environment Agency that the system complies with the General Binding Rules for discharge to a surface water.

2. In respect of Condition 6, the Regulation 6 assessment and sampling of the treated water is required to be provided to the Local Planning Authority, as set out in section 2.3.3 of the Rainwater Harvesting and Purification System Specification document prior to occupation.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control