Horsham District Council

Mr Robert Gifford von Schiller
GvS Raven Estate Ltd,
5 Secretary's Lane
Gibraltar
GX11 1AA
Gibraltar

Our ref:	DISC/24/0122
Your ref:	Redgates
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 2, 3, 5, 6 and 7 to approved application DC/24/0273

Redgates Burnthouse Lane Lower Beeding West Sussex

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

5. **Regulatory Condition**: Within 3 months of the date of the decision hereby granted, details for the provision for the storage of refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be retained for use at all times.

   Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 19th September 2024

7. **Regulatory Condition**: Within 3 months of the date of the decision hereby granted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall be submitted to and approved in writing by the Local Planning Authority. 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).

Date of approval - 19th September 2024

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
Location plan			30.05.2024
Supporting Docs	Discharge of Conditions [EXCLUDING DRAINAGE AND WATER DETAILS]		30.05.2024

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

2. **Regulatory Condition**: Within 3 months of the date of the decision hereby granted, a drainage strategy detailing the means of foul and surface water disposal shall be 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).

3. **Regulatory 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:
   - o 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.
   - o Detail on how any failure of any samples will be investigated and managed.
   - o Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
   - o 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.
   - o 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.
   - o 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.
   - o Detail on the continuity of supply during dry periods extending beyond 35 days.
   - o Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
   - o 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), and to allow the Local Planning Authority to discharge its duties under the

Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Consent is hereby GRANTED pursuant to Conditions 5 and 7.

Consent is hereby REFUSED pursuant to Conditions 2 and 3 for the following reasons:

1 Insufficient information has been submitted relating to details capacity to handle stormwater attenuation, and no detailed drainage plans or supporting calculations have been provided (condition 2). Additionally, the applicant has not demonstrated compliance with relevant standards, including BS EN 16941-1, The SuDS Manual, and West Sussex LLFA policies.

2 Insufficient information has been submitted for the implementation of a robust Management Plan, not all information has been provided to ensure the water supplied is safe and wholesome and to ensure continuity of supply (condition 3).

NOTE TO APPLICANT
The wording of Condition 6 does not require the submission of information for formal discharge and has been applied in compliance only. If the applicant is seeking to remove the condition from the schedule of conditions attached to the decision notice, a Section 73 application should be sought.

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

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or ‘minor commercial’ (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.