Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0078
Sluetts Farm Buildings, Two Mile Ash, Horsham, West Sussex, RH13 0LA

DESCRIPTION:

Application for Approval of Details Reserved by Condition 6 to approved application DC/23/0306

RELEVANT PLANNING HISTORY:

DC/23/0306	Erection of temporary agricultural workers dwelling.	Application Permitted on 23.02.2024

PLANNING ASSESSMENT

The application seeks the approval of condition 6 of the above permission, condition 6 states: -

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 (Savills received by the Council on 03.05.2023) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity.*

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 enable 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).

In response to the above condition the applicant has provided the following documents:

- Covering Letter – received 12.04.2024.
- Workers Dwelling Proposed Site Plan 4 100 REV B – received 12.04.2024
- Water Neutrality Technical Note – received 12.04.2024.

Details of the rainwater harvesting system has been submitted and detailed within the 'Technical Note' received on the 12.04.2024, the Technical Note illustrates the service quote provided by the supplier, JRH Water Management, for the rainwater harvesting system to be installed at Sluetts Farm. Details of the RWHS can be found on page 7 and 8 of the Technical Note. In addition, the Technical Note further provides details of the 35 days storage capacity. A Site Plan has been submitted during the course of the DISC application to demonstrate the Rainwater harvesting location. 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 6. As such, it is considered, that details submitted pursuant to Condition 6 are acceptable.

Recommendation: Application Permitted

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/24/0078

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Water Neutrality Technical Note		12.04.2024
Supporting Statement	Covering Letter		12.04.2024
Site plan		4 100 REV B	12.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 31.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 31.07.2024