Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0071
85 Timber Mill, Southwater, West Sussex, RH13 9SP

DESCRIPTION:

Approval of Details Reserved by Conditions 3 and 4 to approved application DC/23/2284

RELEVANT PLANNING HISTORY:

DC/23/2284	Variation of Condition 1 of previously approved application DC/23/0555 (Variation of condition 1, 7, 8 and 9 of previously approved application reference DC/22/1997 (Erection of 2no semi-detached two-storey dwellings) to allow for design changes.) for amendments to the approved design.	Application Permitted on 26.02.2024

Planning Application DC/23/2284 was granted consent on 26.02.2024. This permission was for the following:

Variation of Condition 1 of previously approved application DC/23/0555 (Variation of condition 1, 7, 8 and 9 of previously approved application reference DC/22/1997 (Erection of 2no semi-detached two-storey dwellings) to allow for design changes.) for amendments to the approved design.

Consent is sought to discharge the details reserved by condition 3: -

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 details in relation to the above condition, submitted in the form of the following documents and evidence:

- Drainage Plan (received 09.04.2024)

It is noted that the Council's drainage advisor has sought additional information in respect of the proposed drainage details. It is though considered that given there is no objection in principle to the proposed arrangement, and noting the requirements of the Building Regulations and of Southern Water the submitted details are proportionate and acceptable. The presence of other non-planning requirements would thus ensure that the development is correctly drained, and it is not necessary to duplicate as part of this approval of details application.

Consent is sought to discharge the details reserved by condition 4: -

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 (received by the Council on 20/10/2022 as part of the previous approved application Ref: DC/22/1997) 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).

The details in relation to the above condition, submitted in the form of the following documents and evidence:

- Water Neutrality Statement (received 09.04.2024)

Details of the water efficiency measures and rainwater harvesting system has been submitted and detailed within the Statement received on the 09.04.2024. As such, it is considered, that details submitted pursuant to Condition 4 are acceptable.

The requirements of the condition have been satisfied.

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/24/0071
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water Neutrality Statement		09.04.2024
Plans	Drainage Plan		09.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 14.08.2024

Authorising Officer sign/initial Tamara Dale Date: 15.08.2024