Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0169
Sluetts Farm Buildings , Two Mile Ash, Horsham, West Sussex, RH13 0LA

DESCRIPTION:
Application for Approval of Details Reserved by Condition 7 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
Planning Application dc/23/0306 was granted consent on 23.02.2024. This permission was for the following:

Erection of temporary agricultural workers dwelling

Consent is sought to discharge the details reserved by condition 7: -

Pre-Occupation Condition: No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, details of the rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

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).:

The water neutrality statement provided with DC/23/0306 details the installation of a rainwater harvesting system to provide water for livestock and washing down. This system is off-setting the water used to supply the agricultural workers dwelling. As the system is not being used to provide drinking water or water for sanitary purposes it does not come within the Private Water Supply regulations (so there is not the requirement for water testing in the same way as potable water).

The submission states that the rainwater harvesting system has been attached to an existing barn at Sluetts farm. Photos of the x4 tanks in situ, attached to the barn, required to meet the 35 day drought period have been provided. Further photographic evidence has been provided of the fixtures and fittings in line with the Part G calculator.

It is considered that the submitted details are consistent with the originally approved water mitigation measures and the requirements of the condition have been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/25/0169
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning Statement		28.05.2025
Photos	Enclosure 3 Photos		28.05.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 22/7/25

Authorising Officer sign/initial Guy Everest Date: 22.07.2025