Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0369
The Old Dairy, Crosby Farm, Lyons Road, Slinfold, Horsham, West Sussex, RH13 0RX

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 5 (implementation of water neutrality strategy), 6 (hard and soft landscaping), 7 (refuse and recycling) and 10 (cycle parking) to approved application DC/24/0796 Conversion of the existing office buildings (Use Class E) into two residential units (Use Class C3)

RELEVANT PLANNING HISTORY:

DC/24/0796	Conversion of the existing office buildings (Use Class E) into two residential units (Use Class C3)	Application Permitted on 10.09.2024
DISC/25/0029	Approval of details reserved by condition 3 and 4 to approved application DC/24/0796	Application Permitted on 02.04.2025

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Environmental Health: Comment
[Summary]

The applicants comments with respect to condition 5 infers that the rainwater harvesting system has been installed but the information provided does not give further details. The submitted information is therefore insufficient and I would not recommend that the condition is discharged.

HDC Landscape Architect: No Objection
[Summary]

No comments provided for Condition 5 as details are not pertinent to landscape. No concerns with Conditions 6, 7 and 10 are raised on landscape grounds.

OUTSIDE AGENCIES

WSCC Highways: Comment
[Summary]

The applicant has submitted an “as-built” site plan demonstrating the location of the completed car parking spaces, with supporting photographs. The LHA are satisfied with the details provided in regards to Condition 8.

The applicant has submitted an “as-built” site plan demonstrating the location of the completed cycle parking facilities, with supporting photographs. The LHA are satisfied with the details provided in regards to Condition 10.

PLANNING ASSESSMENT

Planning Application DC/24/0796 was granted consent on 10.09.2024. This permission was for the following:

Conversion of the existing office buildings (Use Class E) into two residential units (Use Class C3)

Consent is sought to discharge the details reserved by conditions 5, 6, 7 and 10.

Condition 5:

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, 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 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Information on the installed fixtures and fittings have been submitted; however, officers have been unable to find evidence of the flow rate for the toilet used in The Dairy and the kitchen sink taps for both dwellings. Furthermore, the submitted part G’s do not include dishwasher usage for The Old Dairy. While as built a dishwasher has not been installed the l/p/d is still required to be included in a part G to demonstrate the proposal would be water neutral should one be added at a later date.

The approved Water Neutrality Statement required the installation of water efficient fixtures and fittings and rainwater harvesting. The photos provided show the installation of two storage tanks and the Water Neutrality Statement confirms the installed brand is F-line Flat Tank 3000 litre underground domestic rainwater harvesting system kit with mains water backup.

The Environmental Health Officer has raised concerns in their comment that the proposal does not demonstrate the installed system is providing water to a potable standard. Whilst it is not explicit that condition 5 requires satisfactory demonstration of achieving a potable standard, it is implicit that this information would be provided to evidence a such system has been fully implemented (as that was ultimately its purpose). Officers would like to highlight here that the rainwater harvesting system should be installed to a potable standard and the lack of its inclusion within the refusal reasons does not diminish its importance.

Condition 6:

Pre-Occupation Condition*: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

o Details of all existing trees and planting to be retained
o Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

o Details of all hard surfacing materials and finishes
o Details of all boundary treatments
o Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted information for condition 6 confirms the site as existing is primarily covered in hard surfacing. It also includes details of the proposed external lighting, hard surfacing, boundary treatments and planting. The Landscape Officer has no objection to the information submitted to discharge condition 6.

Condition 7:

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter 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).

The submitted details for condition 7 confirms there is space off the highway for the storage of refuse for both The Granary and The Dairy. Given the limited number of dwellings and the sites location, set within the countryside, in this instance this is considered sufficient information to discharge condition 7.

Condition 10:

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. 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).

The Local Highway Authority have confirmed the submitted information is suitable to discharge condition 10. It is therefore recommended for discharge.

Other Matters:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not

have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

It is expected there would be capacity for the development within the above process. The applicant may wish to take the opportunity to apply to vary conditions 4 and 5 to remove the obligation to secure water neutrality. This would also remove any future requirements to retain any installed fixtures and fittings or replace like for like.

Recommendation: Split Decision

In respect of conditions 6, 7 and 10 consent is GRANTED subject to the following conditions:

1 Sufficient information has been provided to grant the discharge of conditions 6, 7 and 10.

In respect of condition 5 consent is REFUSED for the following reason(s):

1 Insufficient information has been provided pursuant to condition 5 to demonstrate the water neutrality strategy has been implemented in full

Conditions:

NOTE TO APPLICANT

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/25/0369
(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
Site plan	As Built	NONE	21.11.2025
Supporting Docs	Condition 10	NONE	21.11.2025
Supporting Docs	Condition 7	NONE	21.11.2025
Supporting Docs	Condition 6	NONE	21.11.2025

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Water Neutrality Report	NONE	21.11.2025

DELEGATED

Case Officer sign/initial Alice Johnson Date: 14/01/2026

Authorising Officer sign/initial Matthew Porter Date: 15/01/2026