



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0021

Crosby Farm, Lower Barns, Lyons Road, Slinfold, West Sussex, RH13 0RX

DESCRIPTION:

Application for Approval of Details Reserved by Condition 5 to approved application DC/24/0796.

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
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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 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).

The application is accompanied by the Water Neutrality Verification report. During the course of this application additional information was provide upon the Council's Environmental Health Officer's requested. These consist of:

- Photos of the water treatment for rainwater serving the washing machines in both properties.
- Photos of each of the rainwater harvesting tanks which confirms that each property has its own rainwater harvesting tank.
- A drawing showing the layout of the RWH system in each property.

Following re-consultation with the Council's Environmental Health Team, the additional details are considered acceptable.

However, it is noted that while the submitted details may demonstrate water neutrality, it does not achieve this through the methods contained within the approved documents. The submitted details show an increase in water demand above the approved document. This increase would need to be

subject to an updated Appropriate Assessment where the greater water consumption would need to be re-assessed. This cannot not be addressed as part of the Discharge of Condition Application.

The details do not therefore comply with condition 5 of DC/24/0796, and installing the measures as proposed would be outside of the remit of this condition and would be in non-compliance with the condition. In order to alter the method in which water neutrality is achieved then the applicant would need to amend condition 5 so that it refers to the updated Water Neutrality Statement. This will ensure compliance with an approved document.

The information submitted is not in compliance with the approved details therefore the requirements of condition 5 have not been satisfied.

Recommendation: Application Refused

Plans list for: DISC/26/0021

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

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	21.01.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 29.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 06.05.2026