Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0160
Greenacres, Hurston Lane, Storrington, West Sussex, RH20 4HH

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 to approved application DC/23/2090

RELEVANT PLANNING HISTORY:

DC/23/2090	Variation of Condition 1,7,8,9, and 10 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.))	Application Permitted on 22.05.2024

PLANNING ASSESSMENT

Planning Application dc/23/2090 was granted consent on 22.5.24. This permission was for the following:

Variation of Condition 1,7,8,9, and 10 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.))

Consent is sought to discharge the details reserved by condition 4.

Condition 4:

Pre-Occupation Condition*: No dwelling shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from the tap within the dwelling(s) been a) sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies b) has been analysed by a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification and c) meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent).*

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 applicants submitted the Nicholls Certification and Sampling dated 24/04/2025. The Council's Environmental Health Department considered the details on the LPAs behalf as the technical experts.

They initially noted that no testing for chloride has been undertaken. We appreciate that testing for chloride may have been undertaken as part of the groundwater investigation works prior to development commencing and that this testing may not have shown the chloride to be elevated. Given that this most recent sampling is commissioning testing prior to residents moving in testing for all parameters detailed in schedule 1, including chloride, does need to be undertaken at this stage.

They also noted, that from reviewing Schedule 1 of the Private Water Supply Regulations 2016, the result total for trihalomethanes is calculated from the results of the four specified compounds: bromodichloromethane, bromoform, chloroform, and dibromochloromethane. It is not clear from the results if the above-mentioned parameters have been tested for.

Further information was provided with Nicholls Certification and Sampling dated 24/04/2025 and Nicholls Certification and Sampling 25/06/2025. Environmental Health have reviewed the above reports dated 24/04/2025 and 25/06/2025 and are now satisfied that condition 4 can be formally discharged

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/25/0160
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning Statement		16.05.2025
Supporting Docs	Covering Letter		16.05.2025
Supporting Docs	Sampling Certificate		16.05.2025
Supporting Docs	ADDITIONAL TESTING - NICHOLLS NICHOLLSBO-1435551-1-FINAL-5065200		25.06.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 10.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 11.07.2025