Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0244
Ransoms, Station Road, Pulborough, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 4, 6, 7, 9 and 10 to approved application DC/22/1059

RELEVANT PLANNING HISTORY:

DC/22/1059	Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.	Application Permitted on 19.04.2024

PLANNING ASSESSMENT
Planning Application DC/22/1059 was granted consent on 19/04/2024. This permission was for the following:
Erection of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.

Consent is sought to discharge the details reserved by conditions 4, 6, 7, 9 and 10.

Condition 4:
Pre-Commencement Condition: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local
planning authority:
(a) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.
The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.
(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

The Phase II A Contaminated Land Investigation report provided is satisfactory. The report has recommended that:

"The data from the intrusive investigation indicates that whilst a low risk from lead and PAH is present arising from shallow soils, the risk cannot be dismissed. Shallow soils should be removed and replaced as specified above".

Sufficient information has been provided to discharge condition 4, with condition 17 separately requiring the agreement of the verification plan.

Further details have been provided to address the information request of the Council's Environmental Health team.

The requirements of the condition have been satisfied.

Condition 6:
Pre-Commencement Condition: Notwithstanding the Environmental Noise Assessment (submitted 15.05.2023), no development above ground floor slab level shall commence until an acceptable scheme for sound attenuation against external noise has been submitted to and approved by the Local Planning Authority. The approved sound attenuation works shall be completed before the dwellings are occupied and be retained thereafter.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Council's Environmental Health Officer has reviewed the submitted details and notes the following:

The Environmental Noise Assessment has confirmed that the site is impacted by high levels of road traffic noise such that openable windows cannot be relied on to provide adequate ventilation to habitable rooms. A scheme of glazing and additional ventilation to overcome this issue is proposed, but it is acknowledged that ventilation rates may need to be higher to overcame overheating risk.

The Dynamic Thermal Modelling of Overheating Risk identifies that despite list of passive cooling measures to be adopted active cooling will be required to flat 1 and flat 8. The assessment appears to assume that windows can be opened to mitigate overheating but this would be at odds with the need to provide adequate internal noise levels.

Further clarification has been provided and assessed by the Council's Environmental Health Officer.

The requirements of the condition have now been satisfied.

Condition 7:
Pre-Commencement Condition: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system, as required by the approved water neutrality strategy (V22Aug22) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting tank shall be sized so as to provide 35+ day drought tolerance capacity. The agreed measures shall be implemented in accordance with the approved details prior to first use of the development hereby approved, and shall be retained, operated and maintained at all times 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 186 and 187 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 Water Neutrality System Specifications report details the arrangements for the rainwater and greywater harvesting systems. Unfortunately the appendices - Freeflush System Details, Filter System and Water Management System- don't appear to be available. No reference is made to management of first flush rainwater after period without rain. Further Information should be provided on this point.

The proposed use of untreated grey water for washing machines is not acceptable as the DWI technical guidance advises that the private water supply regulations apply to:

"Water either in its original state or after treatment, intended for drinking, cooking, food preparation or other domestic purposes*, regardless of its origin and whether it is supplied from a distribution network, from a tanker, or in bottles or containers.

The term 'domestic purposes' is defined in section 218 of the Water Industry Act 1991, as drinking, washing, cooking, central heating and sanitary purposes.

**The term 'sanitary purposes' includes washing/bathing/showering, laundry and toilet flushing.

A supply must therefore not represent a danger to human health throughout a premise where the water is used in multiple rooms or buildings for any domestic purposes, including sanitary purposes, as defined above."

Although the DWI has risk adopted reduced assessment for rainwater used exclusively for toilet flushing, the use of a Hydraloop system to filter the greywater will not meet the requirement for greywater to be treated if this is to be used for laundry purposes.

05.12.2024 - The Council's Environmental Health Officer notes that the applicant is happy to omit GWH from the proposed system, for sanitary purposes, which would address the concerns that have been raised.

Officers have recalculated the WNS, omitting some 210 l/day which would otherwise have been present within the GWH system for the re-use with washing machines, and note that there is sufficient headroom in the off-site offsetting measures to ensure the proposed development remains water neutral, to an amount of 201 l/d. The off-site measures were assessed on the basis of a potential daily yield of some 738 l/d, compared to the assessed residual demand of 372 l/d.

The requirements of the condition have therefore been satisfied.

Condition 9:
Pre-Commencement (Slab Level) Condition: Notwithstanding the details shown on the submitted materials plan [Apartment Block - Proposed Elevations, A(21)001, received 10th Aug 2023], no development above ground floor slab level of any part of the development hereby permitted shall take place until alternative specifications of the roof tiles for the approved building have been submitted to and approved by the Local Planning Authority in writing. The roof tiles shall be installed as approved and shall be retained as such thereafter.
All other materials used in the construction of the development hereby permitted shall conform to those on the submitted materials plan.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework
(2015).

The Council's Conservation and Heritage Officer has reviewed the submitted details, relating to the proposed slate roofing material, and is satisfied with the details. The requirements of the condition have been satisfied.

Condition 10:
Pre-Commencement (Slab Level) Condition: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:
- The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.
- Detail on how any failure of any samples will be investigated and managed.
- Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
- Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.
- Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.
- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
- Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority.

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of 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 186 and 187 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).

Condition 10 requires details of the management and maintenance plan for the rainwater/greywater harvesting system. No information appears to be available that supports the discharge of this condition. The intent of this condition was to ensure that details relating to the management and maintenance of the both grey water and rainwater supplies were bought together in one document that could be made readily available to future owners and occupiers of the property. As previously noted, details of Freeflush System Details, Filter System and Water Management System referred to did not appear to be provided. This is important to minimise the risk of cross-contamination in the future.

Following revised information having been received in relation to Condition 7, the Council's Environmental Health officer is satisfied that the details have now been addressed.

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/24/0244
(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
Plans	rainwater harvesting schematic		12.12.2024
Supporting Statement	Overheating Assessment		11.12.2024
Materials	Slate roofing Details		23.09.2024
Supporting Docs	Water Management and Maintenance Plan for Rainwater Harvesting System	v09Dec24	10.12.2024
Supporting Docs	Environmental Noise Assessment	104476A.ad.Issue3	10.12.2024
Supporting Docs	Phase II A Contaminated Land Investigation		23.09.2024
Plans	remediation areas plan		10.12.2024
Supporting Docs	Water Neutrality System Specifications (excluding greywater recycling)		23.09.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 12.12.2024

Authorising Officer sign/initial Adrian Smith Date: 12/12/2024