Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0043
Mill Farm, Mill Lane, Itchingfield, West Sussex, RH13 0NP

DESCRIPTION:
Approval of details reserved by condition 7 to approved application DC/23/0460

RELEVANT PLANNING HISTORY:

DC/23/0460	Demolition of an agricultural building and the erection of a two-storey dwelling (as an alternative to prior approval reference DC/21/2075).	Application Permitted on 02.05.2024

PLANNING ASSESSMENT

Planning Application ref: DC/23/0460 granted outline planning permission for the creation of a single dwelling in replacement of an agricultural building. Planning permission was granted subject to conditions, with consent now sought for an approval of details reserved by Condition 7.

Condition 7

Condition 7 states:-

> ***"Pre-Occupation Condition:*** *The development hereby permitted shall be undertaken in full accordance with the water neutrality statement (Batchelor Monkhouse, dated June 2023). The dwelling hereby permitted shall not be occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the installations, appliances and fittings detailed at Appendices A and B to the water neutrality statement have been installed to the indicated standard of efficiency. 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 SAC, SPA 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)."*

In response to the above condition the applicant has provided a Water Neutrality Statement (WNS) (no reference). The submitted WNS specifies the domestic fixtures utilised in the construction of the approved dwelling and includes an 'as built' calculation pursuant to Part G of the Building Regulations at Appendix B. A photographic schedule of the installations is, further, provided at Appendix A together with some details provided by the manufacturer, inclusive of responses to a number of public questions.

The submitted details indicate that the installations introduced to the approved dwelling differ from those specified at Appendix A to the Water Neutrality Statement approved pursuant to ref: DC/23/0460. The standards of efficiency, as reported in the submitted details, are also noted as lower than those originally approved and as reported at Appendices A and B to the original Water Neutrality Statement, with the submitted details modelling a consumption rate of 101.27 litres/person/day prior to the

application of standard normalisation and greywater/rainwater contributions in comparison to the approved figure of 76 litres/person/day contained within the original Water Neutrality Statement.

On the basis of the details available it is unclear how new efficiency values have been derived as the submitted details do not include manufacturers specifications for flow- rates and/or capacities. It does not, further, appear as if a post-completion flow-survey has been completed to otherwise ascertain these values. The inputs to the Part G calculation at Appendix B to the Water Neutrality Statement now submitted, therefore, are not considered reliable on the basis of information made available.

In the event that inputs to the Part G calculation could be established as a reliable depiction of the efficiency of installed fixtures, it is nonetheless the case that these values are of a lower standard of efficiency to that originally approved. This conflicts with the requirements of Condition 7 which requires the provision of installations, appliances and fittings to the indicated standard of efficiency.

It is acknowledged that the submitted details reference the use of greywater to support consumption equivalent to 34.79 litres/day, and advance a final consumption value of 65.50 litres/person/day (subsequent to the application of standard normalisation values and inclusion of the default 5 litre/person/day external usage value). No detail as to the greywater system, though, is available, including the installations/fixtures which would feed the system, those which the system would subsequently service and any necessary provisions for storage and/or treatment.

In any case, though, greywater collection and re-use systems were not a component of the originally approved water neutrality strategy. The inclusion of such a system, and resultant implications for a demonstration of water neutrality is considered to fall outside of the scope of details reserved by Condition 7 and would be better considered by way of application made pursuant to S.73 of the Town and Country Planning Act 1990.

Overall, the details as submitted do not demonstrate that the installations, appliances and fittings installed within the approved dwelling align with the standards of efficiency specified at Appendices A and B of the originally approved Water Neutrality Statement. The requirements of Condition 7, therefore, have not been fulfilled.

Recommendation: Application Refused

Reason for refusal

1.) It has not been demonstrated to the satisfaction of the Local Planning Authority, on the basis of the submitted details, that the efficiency standard of installations, appliances and fittings utilised in the construction of the approved dwellings align with the standards of efficiency indicated at Appendices A and B to the originally approved Water Neutrality Statement (*Batchelor Monkhouse, dated June 2023).* The submission also includes reference to grey/rainwater systems to the dwelling which did not form part of the originally approved Water Neutrality Statement and for which no details have been provided.

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/25/0043
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

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

Plan Type	Description	Drawing Number	Received

			Date
Supporting Statement	WATER NEUTRALITY STATEMENT	NONE	12.02.2025

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 06.03.2025

Authorising Officer sign/initial Adrian Smith Date: 06/03/2025