Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0007
Ridgelands, Kent Street, Cowfold, West Sussex, RH13 8BB

DESCRIPTION:
Application for Approval of Details Reserved by Condition 5 to approved application DC/21/1495

RELEVANT PLANNING HISTORY:

DC/21/1495	Erection of two-storey detached building comprising ancillary accommodation and 3-bay garage, swimming pool and shed	Application Permitted on 31.03.2023

PLANNING ASSESSMENT
Planning Application DC/21/1495 was granted consent on 13.03.2023. This permission was for the following:

Erection of two-storey detached building comprising ancillary accommodation and 3-bay garage, swimming pool and shed

Consent is sought to discharge the details reserved by condition 5: -

Pre-occupation / Use Condition*: The development hereby permitted shall be undertaken in full accordance with the water neutrality statement (received by email on 24.02.023), including the delivery, management, and maintenance of measures for the swimming pool water to be used. No part of the development hereby permitted shall be first occupied / used until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the development has been implemented in full. The evidence shall confirm works undertaken to the neighbouring land (identified in blue on the approved plans), and shall include receipt/details from the water company or equivalent to show swimming pool water filling. The development and land shall be retained in accordance with the agreed details 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 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 details in relation to the above condition, submitted in the form of the following documents and evidence:

- Photographs of the water company filling the swimming pool and works being undertaken on neighbouring land (received 15.01.2024)
- Installation of water trough detailed statement (received 05.03.2024)
- Correspondence from the water company detailing the filling of the swimming pool (received 06.03.2024).

The above information is considered to be acceptable to the Local Planning Authority. The details submitted in relation to condition 5 are satisfied and as such is considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0007
(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
Photos	Swimming pool filling from tanker		15.01.2024
Photos	Water trough removal in field		15.01.2024
Supporting Statement	Water Trough		05.03.2024
Supporting Statement	Correspondence from Water Company		06.03.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 11.03.2024

Authorising Officer sign/initial Guy Everest Date: 11.03.2024