Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0030
Land at 1 Quarry Way, Southwater, West Sussex, RH13 9ST

DESCRIPTION:

Approval of details reserved by conditions 5 and 7 to approved application DC/22/1538

RELEVANT PLANNING HISTORY:

DC/22/1538	Erection of 1no. 3-bed detached dwellinghouse with a single garage and additional off road car parking space.	Application Permitted on 26.07.2024

PLANNING ASSESSMENT

Planning Application DC/22/1538 was granted consent on 26.07.2024. This permission was for the following:

Erection of 1no. 3-bed detached dwellinghouse with a single garage and additional off road car parking space.

Consent is sought to discharge the details reserved by conditions 5 and 7.

Condition 5:

Pre-Commencement Condition*: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The submission included a detailed drainage strategy. Southern Water has confirmed that an existing foul water connection main runs through the centre of the site, and surface water infrastructure set to the front of the dwelling on Quarry Way. The submitted plan indicates that the proposed dwelling would utilise the existing connections, which would service the foul water discharge for the proposed dwelling. In addition, surface water would also be connected to the proposed rainwater harvesting system (details further below). The report also confirms that the drainage would accord with H3 of the Building Regulations. The submitted detail is therefore considered sufficient pursuant to condition 5.

Condition 7:

Pre-commencement (slab level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality strategy (prepared by ASAPS, received 29.04.2024) have been*

submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity.

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 submitted drainage and water management report details that the proposed fixtures detailed within the ASAPs report (dated 29.04.2024) would be utilised as approved. An updated schedule of fixtures was submitted on 18.02.2025 as some of those fixtures were no longer available. Upon inspection, the updated fixtures would adhere to the Part G calculator as presented in in the ASAPs report. In addition, details of the rainwater harvesting system has been detailed, which would collect surface water drainage from the roof of the dwelling and hardstanding. Any over-supply would discharge into the existing surface water infrastructure. The statement also includes details of the proposed storage tank, which holds a capacity of 4000l (well in excess of a 35day drought contingency for the harvested rainwater). With this in mind, the submitted detail is considered sufficient pursuant to condition 7.

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/25/0030
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Below Ground Drainage Lower Ground	C500 P2	05.02.2025
Supporting Statement	Proposed Efficient Taps		18.02.2025
Supporting Docs	Sustainable Drainage System Strategy by Ronke Designs	NONE	05.02.2025

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 02.04.2025

Authorising Officer sign/initial TDALE Date: 02.04.2025