Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0100
Roundstone Park, Worthing Road, Southwater, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 9 to approved application DC/22/0096

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024

PLANNING ASSESSMENT
Planning Application DC/22/0096 was granted consent on 20.02.2024. This permission was for the following:

Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.

Consent is sought to discharge the details reserved by condition 9.

Condition 9:

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement. No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The evidence shall include the specification of fittings and appliances used, evidence of their installation, evidence they meet the required water consumption flow rates, and evidence of the installation and connection of the rainwater harvesting system and appropriate storage tanks to provide a minimum 35 days storage capacity. 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 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 condition requires a number of elements to be demonstrated:

- Evidence that the approved water neutrality strategy for that dwelling has been implemented in full.

- The specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator.

- Evidence of the specification of fittings and appliances used, their installation and that they meet the required water consumption flow rates,.

- Evidence of the installation and connection of the rainwater harvesting system and appropriate storage tanks to provide a minimum 35 days storage capacity.

The water neutrality statement included water efficient fixtures and fittings for both one bed and two bed apartments. It is acknowledged that the applicant has provided information to comply with the Water Neutrality Technical Note received by the LPA on the 19/08/2022 ; however, the decision notice refers to a Water Neutrality Technical Note received on the 20/01/2022. The document referred to in the report for DC/22/0096 in the water neutrality section refers to the rainwater harvesting methods as proposed in the document submitted on the 19/08/2022. It is therefore considered that by seeking to comply with the statement submitted on the 19/08/2022 the applicant would be following the water neutral scheme discussed and considered in the Officer's Report.

The submitted information demonstrates the installation of fixtures and fittings for apartments 1,2,5,6,7,8,9,10,11 and 15. These photos show an installation for both one bed and two bed flats. These do not include any washing machines, the document states these are optional additions. The specifications noted on the photographs match those of the approved Water Neutrality Statement. While these photos do not demonstrate the installation within all 36 apartments and 6 cottages it is considered that enough photos have been provided to demonstrate installation at the site has taken place.

The Water Neutrality Technical Note confirmed that over 35 days the proposal would be required to store 27,065l of water. The information submitted includes photos of the rainwater harvesting tanks installation and the agent has confirmed a 38,000l rainwater harvesting tank has been installed. Drainage layout indicates water is being directed from the roof and feeding into the tank. The private water supply management plan shows the water is being directed from the rainwater harvesting tank into the building and directed to individual units.

On the basis of the submitted information it can be demonstrated that the water efficient fixtures and fittings, rainwater harvesting tank and its connections have been installed as expected satisfying the requirements of condition 9.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/25/0100
(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		Harvesting tank photo 5	18.06.2025
Photos		Harvesting tank photo 3	18.06.2025
Photos		harvesting tank photo with location stamp and id	18.06.2025
Supporting Statement		Flow restrictors	02.06.2025
Supporting Statement		WATER NEUTRALITY PLANNING COMPLIANCE EVIDENCE	28.05.2025
Supporting Statement	email from agent	email from agent	18.06.2025
Photos	Condition 9 Compliance Technical Note	harvesting tank photo 1	18.06.2025

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

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Alice Johnson Date: 18/06/2025

Authorising Officer sign/initial Adrian Smith Date: 19/06/2025