Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0128
Sluetts Farm Buildings , Two Mile Ash, Horsham, West Sussex, RH13 0LA

DESCRIPTION:

Application for Approval of Details Reserved by Condition 7 to approved application DC/23/0306

RELEVANT PLANNING HISTORY:

DC/23/0306	Erection of temporary agricultural workers dwelling.	Application Permitted on 23.02.2024

PLANNING ASSESSMENT

Planning Application DC/23/0306 was granted consent on 23.02.2024. This permission was for the following:

Erection of temporary agricultural workers dwelling.

Consent is sought to discharge the details reserved by condition 7.

Condition 7:

Pre-Occupation Condition*: 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, details of the rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. 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), and to enable the Local Planning Authority to discharge 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 documents and correspondence confirm the proposed fixtures and fitting match that of the Part G Calculator. The Supporting Letter indicates that these fixtures and fittings, including the rainwater harvesting system, have not yet been installed. The Supporting Letter also states that photos could be provided once all the pre-commencement conditions have been dealt with.

In addition, it is noted that the pre-commencement conditions have not been discharged and there is no evidence that the development has commenced. Given the pre-commencement conditions, it would not be possible for the fixtures and fittings to be installed at this stage.

Suitable evidence that the fixtures and fittings and the rainwater harvesting have been installed have not been submitted to the Local Planning Authority. As such insufficient information has been provided to discharge Condition 7 of DC/23/0306.

Recommendation: Application Refused

Reason(s) for Refusal:

1 Insufficient information has been provided to demonstrate that the approved water neutrality strategy has been implemented in full. No evidence has been provided that the fittings and fixtures, including the rainwater harvesting system, has been installed, and the Part G Calculator provided does not therefore reflect as built figures. Insufficient information has therefore been provided to discharge Condition 7 of DC/23/0306.

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/24/0128
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Service Quote Rainwater Harvesting System		03.06.2024
Supporting Statement	Cover Letter		13.06.2024
Supporting Statement	Shower Valve		14.06.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 12/07/2024

Authorising Officer sign/initial Tamara Dale Date: 30/07/2024