Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0246
Deer Fields Park, Emms Lane, Brooks Green, Horsham, West Sussex, RH13 0TR

DESCRIPTION:

Approval of details reserved by condition 5 to approved application DC/23/1235

RELEVANT PLANNING HISTORY:

DC/23/1235	Change of use of the land from agricultural to the use as a holiday caravan park for forty-seven static caravans for holiday use from 1st February to 5th January	Application Permitted on 17.06.2024

PLANNING ASSESSMENT

Planning Application DC/23/1235 was granted consent on 17.06.2024. This permission was for the following:

Change of use of the land from agricultural to the use as a holiday caravan park for forty-seven static caravans for holiday use from 1st February to 5th January

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

Condition 5:

Pre-Commencement (slab level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system for the proposed and existing units required by the approved water neutrality strategy (Water Design Engineers received 03.11.2023) have been submitted to and approved in writing by the Local Planning Authority.*

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 185 and 186 of the National Planning Policy Framework (2023), and to allow 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 submission includes details of the proposed rainwater harvesting system, which includes specifics of the plumbing and tanking system, in addition to the treatment and filtration use to ensure that the water would be suitable for potable supply. The Council's Environmental Health Officers have reviewed the information and confirm that the submitted detail is sufficient with regards to the treatment system. However, the condition also requests details of the proposed efficiency fixtures / measures to be installed to achieve the provided Part G calculation. No such information has been provided in this regard. Therefore, the submitted detail does not fully satisfy the requirement of the condition.

Recommendation: Application Refused

Reason for Refusal:

1. Insufficient information has been recevied regarding the water efficiency measures proposed to be installed to each unit.

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/24/0246
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	WATER TREATMENT SYSTEM		24.09.2025
Supporting Statement	DELIVERY NOTE - SPRINKLER IRRIGATION SYSTEM		24.09.2025
Supporting Statement	INSTALLATION OF WATER TREATMENT SYSTEM		24.09.2025
Supporting Statement	INVOICE - SPRINKLER IRRIGATION SYSTEM		24.09.2025
Supporting Statement	INVOICE - MARSH INDUSTRIES		24.09.2024
Supporting Statement	INVOICE - TANKS FOR EVERYTHING LIMITED		24.09.2024

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 15.01.2025

Authorising Officer sign/initial TDALE Date: 15.01.2025