Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0087
Vincent House, 31 North Parade, Horsham, West Sussex, RH12 2DP

DESCRIPTION:

Approval of details reserved by conditions 7 and 15 to approved application DC/23/1566.

RELEVANT PLANNING HISTORY:

DC/23/1566	Change of use from Office to Special Educational Needs School. Construction of two storey link building. Construction of Multi Use Games Area and associated landscaping.	Application Permitted on 23.02.2024

PLANNING ASSESSMENT

Planning Application DC/23/1566 was granted consent on 23.02.2024. This permission was for the following:

Change of use from Office to Special Educational Needs School. Construction of two storey link building. Construction of Multi Use Games Area and associated landscaping.

Consent is sought to discharge the details reserved by conditions 7 and 15.

Condition 7:

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.*

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Travel Plan by ttp consulting dated June 2025. This was amended following comments from the Local Highways Authority who wanted further information included with regard to staff travel and cycle parking. Subject to the amendments received, the Travel Plan is considered to include all the relevant information required, and the requirements of the condition have been satisfied.

Condition 15:

Pre-Occupation Condition*: The development hereby permitted not 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 residential unit 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 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 185 and 186 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 Applicant has submitted a water fixture and fitting specification which details the flow rates of each product. When compared with those agreed within the approved Water Neutrality Statement, the fixtures and fittings would result in less water demand than the approved document. Photographs of these as installed have been provided. As such, the requirements of the condition have been satisfied.

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/25/0087
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Travel Plan by tpp consulting dated June 2025	NONE	12.06.2025
Supporting Docs	Sanitaryware & Kitchen Products	NONE	17.03.2025
Supporting Docs	Water Neutrality Fixtures and Fittings Specifications	NONE	17.03.2025

DELEGATED

Case Officer sign/initial Tamara Dale Date: 04.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 17.09.2025