Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0266
Redgates , Burnthouse Lane, Lower Beeding, West Sussex, RH13 6NN

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/24/0273

RELEVANT PLANNING HISTORY:

DC/24/0273	Change of use of land to allow the siting of a single gypsy pitch (Retrospective).	Application Permitted on 26.04.2024

PLANNING ASSESSMENT

Planning Application DC/24/0273 was granted consent on 26.04.2024. This permission was for the following:

Change of use of land to allow the siting of a single gypsy pitch (Retrospective).

Consent is sought to discharge the details reserved by condition 3:

Condition 3:

Regulatory Condition*: Within 3 months of the date of this decision, a Management Plan detailing all measures and ongoing maintenance and sampling necessary to ensure the water supplied is safe and wholesome and to ensure continuity of supply shall have been submitted to the Local Planning Authority for its approval in writing. The management and maintenance plan shall include the following details:*

- *The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.*
- *Detail on how any failure of any samples will be investigated and managed.*
- *Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit*
- *Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.*
- *Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.*
- *The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.*
- *Detail on the continuity of supply during dry periods extending beyond 35 days.*
- *Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.*

- *Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the Local Planning Authority*

Within one month of the Local Planning Authority's written approval the scheme shall be implemented in full accordance with the agreed details. No alterations or revisions to the approved management plan shall be implemented without the written approval of 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 179 and 180 of the National Planning Policy Framework (2021), 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 was accompanied by drainage specifications, rainwater harvesting drinking equipment plans showing existing water flow into existing ditch and foul water septic tank location. These documents have been considered by the Council's Environmental Health Officer. A further revised Water Neutrality Statement was received on 08 January 2025. The EHO have stated that the revised strategy broadly satisfies previous concerns with the strategy. However, the matters below remain outstanding:

- *There is general commentary on the contingency plan for system failures, but no specific detail on how any water sample failures will be managed. In the case of sample failures, an investigation will be required, there is however insufficient detail of this in the report. This would need to include notification of the investigation and corrective actions to the Local Planning Authority.*
- *There is no mention of a risk assessment in the report. We would expect the risk assessment to follow the Drinking Water Inspectorate (DWI) risk assessment tool, which can be downloaded from their website.*
- *Has the applicant considered the roof material of the adjacent barn or how the water will be transported to the tank and the contaminants associated*

With the above deficiencies in mind, the submitted detail does not adequately wholly satisfy the requirements of the condition. As such, the submitted detail is not considered satisfactory pursuant to condition 3 and is therefore refused accordingly.

Recommendation: Application Refused

Plans list for: DISC/24/0266

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	WATER NEUTRALITY STATEMENT		08.01.2025
Supporting Statement	DRAINAGE AND WATER MANAGEMENT PLAN		23.10.2024
Supporting Statement	Standard pH Correction Unit With No Backwash Head PSPH		23.10.2024
Supporting Statement	Whole House Water Filter SystemChemical & Heavy Metal Reduction		23.10.2024
Supporting Statement	UV-DS75 Technical Specifications		23.10.2024
Details plan	DRAIN & PIPE SPECIFICATIONS		23.10.2024
Details plan	EXISTING FOUL & SEPTIC TANK PLAN		23.10.2024

Details plan	EXISTING SURFACE WATER DRAINAGE PLAN		23.10.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 23/01/2025

Authorising Officer sign/initial RHERMITAGE Date: 29.01.2025