



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

S106/26/0011

Croudace Development Site, Downsview Avenue, Storrington, West Sussex,

DESCRIPTION:

Discharge of planning obligation to approved application DC/23/0290 - Water Neutrality

RELEVANT PLANNING HISTORY:

DC/23/0290	Reserved matters application for the erection of up to 62 residential units and the creation of a new vehicle access following approval of outline application DC/19/2015 relating to appearance, landscaping, layout, scale and associated works.	Application Permitted on 08.04.2025
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PLANNING ASSESSMENT

Planning Application DC/23/0290 was granted consent on 08.04.2025. This permission was for the following:

Reserved matters application for the erection of up to 62 residential units and the creation of a new vehicle access following approval of outline application DC/19/2015 relating to appearance, landscaping, layout, scale and associated works.

The application was granted subject to a s106 legal agreement securing water neutrality.

Consent is sought to discharge the details reserved by Clauses 2.1, 2.2, and 2.3 of Schedule 4 of the S106 which relate to water neutrality. These are set out below, with a summary of the information provided to discharge the clause and whether this is acceptable.

Water Neutrality

2. Prior to Occupation of the Development to submit to the Council:

Clause 2.1

The specifications and photographs of the installed Onsite Water Reduction Measures and a Part G water calculator (or equivalent) detailing the resultant surveyed water consumption of the Application Site or any part thereof if and where such Onsite Water Reduction Measures differ from the specifications set out in the Water Neutrality Statement);

The applicants have provided on-site photographs as evidence of installation and a water efficiency calculator. These are both considered to satisfy the clause, which can be discharged.

Clause 2.2

Evidence in writing demonstrating that the Offsetting Measures in the approved Water Neutrality Statement have been implemented in full and are fully operational at the Offsetting Site;

An off-site works declaration has been provided to demonstrate that the offsetting at South Lodge hotel has been implemented in full. This clause can be discharged.

Clause 2.3

Evidence in writing demonstrating that the purchase of 14,086 (fourteen thousand and eighty-six) Water Credit Units from the total 19,999 (nineteen thousand nine hundred and ninety-nine) generated by the Water Credit Scheme has taken place and that they have been applied to the Development to ensure that it is delivered as Water Neutral.

A water credits transfer deed has been provided that shows that the credits have been purchased. This clause can be discharged.

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: S106/26/0011

(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
Supporting Statement	Water Credits transfer deed		19.02.2026
Supporting Statement	Water Efficiency Calculator		19.02.2026
Supporting Statement	Photographs		19.02.2026
Supporting Statement	Off-site works declaration		19.02.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 07.05.2026

Authorising Officer sign/initial Adrian Smith Date: 07/05/2026