Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0203
Downlands , Sandy Lane, Henfield, West Sussex, BN5 9UX

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 and 5 to approved application DC/23/2066

RELEVANT PLANNING HISTORY:

DC/23/2066	Removal of Conditions 12 and 13 of previously approved application DC/20/0743 (Conversion of existing barns to form tourism accommodation) Relating to occupation.	Application Permitted on 22.05.2024

PLANNING ASSESSMENT

Planning Application DC/23/2066 was granted consent on 22.05.2024. This permission was for the following:

Removal of Conditions 12 and 13 of previously approved application DC/20/0743 (Conversion of existing barns to form tourism accommodation) Relating to occupation.

Consent is sought to discharge the details reserved by conditions 3 and 5.

Condition 3:

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (CGS Civils 11 Dec 2023 C2963). Within 3 months of the date of the decision hereby granted, evidence shall be submitted to and be 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, 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), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

This condition can be split into four requirements:

1. *Implemented In accordance with approved strategy*

The approved strategy states that water neutrality will be achieved by the retrofitting on water efficient fixtures and fittings (taps and showers) to reduce the water demand from 241.89 l/d to 229.31 l/d (92.84lppd).

2. *Specification of fixtures and fittings and appliances used*

The basin taps were required to have a flow rate of 2.5l/min or slower. The applicant has fitted a flow limiter tap that has a 2l/min flow rate.

The kitchen taps were required to have a flow rate of 5 l/min or slower. The applicant has fitted a tap flow limiter to 5l/min.

3. *Evidence of their installation*

Photos of the installed measures have been provided.

4. *Completion of Part G or equivalent*

This has been provided showing a water usage of 92.84lpd, which is lower than the 97.93lpd as calculated under DC/23/2066.

It is noted that the proposal is water neutral and could have been screened out of the Appropriate assessment process. However, these savings were in addition to water neutrality.

The requirements of the condition have therefore been satisfied.

Condition 5:

Regulatory Condition*: Within 3 months of this decision the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:*

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

The applicants have submitted a 'Remediation Verification Report' to discharge this condition. The Council's Environmental Health Officer has considered the information submitted and confirmed that this is satisfactory to discharge this condition. 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/24/0203

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Installed Fittings		09.08.2024
Supporting Docs	Water Neutrality Report		09.08.2024
Supporting Statement	Covering Letter		09.08.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 24/9/24

Authorising Officer sign/initial RHERMITAGE Date: 04.10.2024