Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0173
South Lodge Hotel, Brighton Road, Lower Beeding, West Sussex, RH13 6PS

DESCRIPTION:
Application for Approval of Details Reserved by Condition 15 to approved application DC/22/1205

RELEVANT PLANNING HISTORY:

DC/22/1205	Erection of 8no. Eco Lodges and a Yoga Suite to lake side within grounds of South Lodge Hotel.	Application Permitted on 10.02.2023.

PLANNING ASSESSMENT

Planning Application DC/22/1205 was granted consent on 10.02.2023. This permission was for the following:

Erection of 8no. Eco Lodges and a Yoga Suite to lake side within grounds of South Lodge Hotel.

Consent is sought to discharge the details reserved by condition 15.

Condition 15: Water Neutrality
Pre-Occupation Condition: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Assessment S2 P01 dated 22 June 2022). No Lodge hereby permitted 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 the development 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).

Water Neutrality Statement S2 P01 dated 22 June 2022
The approved water neutrality statement (WNS) calculated the anticipated annual water demand from the 8x eco lodges to be 487,207 litres per year and proposed to offset this water demand against efficiencies to be made to the toilets, taps, baths and showers within 9x hotel bedrooms totalling 1,139,018 litres per year. This was to leave a headroom of some 651,811 litres per year.

Water Neutrality Statement S2 P02 dated 13 June 2024

The new WNS calculates the anticipated annual water demand from the 8x eco lodges to be 803,678 litres per year, significantly in excess of the 487,207 litres per year calculated in the original WNS. To reduce this consumption a rainwater harvesting system to serve the toilets is now being proposed to save 64,000 litres per year.

To offset this increased water demand, the new WNS retains the same improved efficiencies to the toilets, taps, baths and showers within 9x hotel bedrooms totalling 1,139,018 litres per year.

Condition 15 requires compliance with the WNS considered at application stage (version S2 P01 dated 22 June 2022). Whilst a new WNS has been submitted which significantly increases the water demand from the 8x eco lodges and includes a new rainwater harvesting system for the toilets, the principal source of offsetting through improved sanitaryware in 9x hotel rooms remains the same. The savings to be afforded by the improved sanitaryware continue to significantly exceed the water demand from the 8x eco lodges. Excluding the new rainwater system, the savings exceed the anticipated water consumption from the lodges by some 335,178 litres per year, equivalent to some 918 litres per day.

On this basis the substantive water offsetting strategy remains as per the originally approved WNS and would remain effective in mitigating the impact of the 8x ecolodges even accounting for their increased water consumption.

The requirements of the condition have been satisfied.

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: DISC/24/0173
(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 Docs	Water Neutrality Report 2024		04.07.2024

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

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 23/10/2024

Authorising Officer sign/initial Adrian Smith Date: 23/10/2024