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Horsham District Council

13 May 2025

To: All Members (and substitutes) of the Planning Committee

Dear Members

PLANNING COMMITTEE - TUESDAY, 13TH MAY, 2025

Further to the agenda for the above meeting, please find attached the following addendum in accordance with the Procedure Rules:

Addendum Item 6: DC/24/1763 Land Opposite Brick Kiln Close

Jane Eaton
Chief Executive

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Horsham District Council

ADDENDUM

Planning Committee North – 13th May 2025

UPDATES

AGENDA ITEM 6: Land Opposite Brick Kiln Close, Handcross Road, Plummers Plain, West Sussex

1.1 Subsequent to the writing of the Committee Report, new matters have arisen and are reported here:

Horsham District Council Authority Monitoring Report 2023/24

1.2 The Council has published its latest Authority Monitoring Report for 2023/24.

1.3 Amongst other things, this monitors the delivery of housing and the performance against the District's target housing requirement. It contains the latest housing trajectory and five-year housing land supply calculation. As the current Local Plan is more than five years old, the housing target for the District is based on the target set by National Government. After an update to the National Planning Policy Framework (NPPF) in December 2024, this target is now 1,357 dwellings per annum.

1.4 For the 2023/24 monitoring year, a total of 452 net dwellings were completed. The latest Housing Delivery Test for Horsham District showed that Horsham had only delivered 62% of its overall housing targets over the previous three years (due to the constraints of Water Neutrality).

1.5 The shortfall in housing delivery, plus a 20% buffer gives a new five-year supply target of 9,030. The Council can only demonstrate a 20% (1.0 years) against the new requirement.

Timberley Farm Pumping Test Report May 2025 received.

1.6 In order to progress the offsite borehole at Timberley Farm, Bury and advance Habitat Regulations Appropriate Assessment certainty to its acceptability in demonstrating the scheme is water neutral, the applicant has submitted a TIMBERLEY FARM PUMPING TEST REPORT Date Issued MAY 2025 by Wardell Armstrong (part of SLR) Job Number ST21552 Report Number 0001 Version V2.0 Status FINAL ELIVIA HOMES EASTERN FURNER'S LANE DEVELOPMENT.

1.7 The report sets out a constant rate pumping test has been completed on the abstraction well. This well is used to abstract groundwater from the Lower Greensand aquifer (Folkestone Formation) where it is confined (covered) by the lower permeability Gault Formation (clay). The Gault formation is 29 m thick and the Folkestone Formation at least 48 m thick. The total depth of the well is 77 m. Around 20 m3 of groundwater was abstracted from the well over a 7-hour period on 3 April 2025. The average pumping rate was 0.8 l/s, equivalent to around 69 m3/d. The groundwater level in the well was 13.01 m below ground level before the start of the test. Groundwater levels in the well fell by 0.26 m during the test to 13.28 mbgl. Water levels recovered to pre-test rates within a few minutes of the pump being switched off.

1.8 The quality of water pumped from the borehole was measured throughout the pumping test. The laboratory analysis showed concentrations of ammoniacal nitrogen, dissolved iron and chloride slightly exceeded potable water quality standards for private water supplies. The water is proposed to be used for cattle watering so a full assessment against drinking water quality standards was not completed.

1.9 The chemistry of groundwater abstracted from the well is distinct from the typical chemical composition of groundwater from the Lower Greensand outcrop. This supports the conclusion from Wardell Armstrong's earlier study of the hydrological separation of the aquifer at Timberley Farm from the outcrop area and therefore the hydrogeological catchment supporting Southern Water's public water supply at Hardham.

- *Officer Response to the Test Report*

1.10 Your Officers agree with Wardell Armstrong report conclusions that it is clear from the small amount of drawdown observed that the maximum yield is very much greater than the rate at which the well was tested. The well was tested at a higher rate than is proposed for long-term operation. Abstraction at a rate of up to 20 m3/d would be sustainable in the long-term.

1.11 Moreover, Officers do not dispute with Wardell Armstrong test conclusions that based on interpretation of water level data collected during the test, the Lower Greensand remained confined throughout the test (i.e. water levels remained above the top of the Lower Greensand) and that the radius of influence of abstraction at a rate of 20 m3/d would extend less than 2 metres from the well for surface drawdown of less than 0.1 metres.

1.12 Your Officers therefore consider the test report evidence provides further certainty to their earlier conclusions that abstraction from the well at Timberley Farm will have no effect on water-dependent SSSI sites in the Arun Valley, the nearest of which is more than 600 metres away. This confirms the conclusions of Wardell Armstrong's earlier study.

1.13 The Council's Environmental Health have reviewed the Test Report and note they have previously discussed the matter with the Drinking Water Inspectorate (DWI) and as the water from the borehole is only used for watering animals and washing down the areas where the animals are housed then it does not require monitoring or risk assessment by the Local Authority. The impact of the elevated concentrations, in particular the elevated iron, on animals is beyond the remit of Environmental Health.

1.14 Horsham District Council as Competent Authority under its duties under the Habitat Regulations, previously undertook an Appropriate Assessment that concluded, with mitigation in the form of the applicant's submitted water neutrality y strategy, that it is possible to rule out likely significant effects to the Arun Valley SAC/SPA/Ramsar site. The abstraction well test report evidence of Wardell Armstrong submitted May 2025 by the Applicant has provided further certainty to this conclusion.

Updated Drainage Strategy May 2025 received.

1.15 The applicant has clarified that all proposed surface water discharges are to the existing watercourse to the north of the development. Any reference to the sewer for discharge of surface water is erroneous and caused by a transcription error *(*updated Drainage Strategy Report Revision P08 by abstruct consulting May 2025 Project No: AC21296 File Name: AC21296-ABS-XX-XX-RP-X-5800). Accordingly, the last sentence of paragraph 6.130 of the Committee report for Agenda Item 6 is updated to read that all surface water runoff shall also be treated prior to discharge to the watercourse rather than sewer. This is for completeness only, to align reporting with the transcription correction – there is no material consequence to the endorsement of the drainage strategy from the Local Lead Flood Authority.

AGENDA ITEM 7: DC/22/0661 Allotment Gardens, Stopham Road, Pulborough

2.1 The update to the Annual Monitoring report 2023/24 as set out in paragraphs 1.3 – 1.5 are also relevant to this application

End

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