Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0213
Springvale Fields , Woodland Lane, Colgate, West Sussex, RH13 6HU

DESCRIPTION:

Approval of details reserved by conditions 3 and 4 to approved application DC/24/1697

RELEVANT PLANNING HISTORY:

DC/24/1697	Demolition of temporary dwelling and erection of permanent two storey rural workers dwelling. Construction of an all weather equestrian sand school.	Application Permitted on 26.03.2025

PLANNING ASSESSMENT

Planning Application DC/24/1697 was granted consent on 26.03.2025. This permission was for the following:

Demolition of temporary dwelling and erection of permanent two storey rural workers dwelling. Construction of an all weather equestrian sand school.

Consent is sought to discharge the details reserved by conditions 3 and 4.

Condition 3:
Pre-Commencement Condition*: Prior to commencement of development full details of the rainwater harvesting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include:*

- *Detail on the likely contaminants associated with the rainwater harvesting system,*
- *Detail on the type of treatment that will be installed on the supply, including a bypass mechanism or first flush rainwater and with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.*
- *Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.*
- *Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.*
- *Details, including a plan or schematic, showing the supply - including a site plan and/or schematic showing location of source, chambers, tanks, distribution network including valves, pipes, consumer premises and means to record the total water consumption of each unit.*
- *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.*

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 application is accompanied by a Rainwater Harvesting Management Plan. Following consultation with the Council's Environmental Health Officer, the documents provided in respect of condition 3 to approved application DC/24/1697 are satisfactory. As requested by the Environmental Health Officer, for avoidance of doubt the applicant confirmed that the minimum capacity of the rainwater harvesting tank would be 4000 litres. It is therefore considered that the requirements of the condition have been satisfied.

Condition 4:
Pre-commencement (slab level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality strategy (received 22.11.2024) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity (at least 3,012l), including details of their location and whether they would be surface mounted or set within the ground, in addition to evidence that their initial fill will be supplied with water from outside of the Water Supply Zone.*

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), Paragraph 193 of the National Planning Policy Framework (2024), and to enable 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 submitted information includes detailed water efficiency measures and rainwater harvesting system. Following consultation with the Council's Environmental Health Officer, the documents provided in respect of condition 4 to approved application DC/24/1697 are satisfactory. As requested by the Environmental Health Officer, for avoidance of doubt the applicant confirmed that the minimum capacity of the rainwater harvesting tank would be 4000 litres. An email received on 29th September 2025 provided full details of the water efficiency measures fixtures and fittings. This included product information for the WC's, taps, shower head, dishwasher and washing machine as referenced in the Part G Calculator of Water Neutrality Statement approved under planning permission DC/24/1697. It is now considered that the requirements of the condition 4 have been fulfilled.

Recommendation: Application Permitted

Plans list for: DISC/25/0213
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Rainwater Harvesting Management Plan		07.07.2025
Supporting Statement	Water Efficiency Measures and Rainwater Harvesting System		07.07.2025
Supporting Statement	Details of fixtures and fittings.		29.09.2025

DELEGATED

Case Officer sign/initial	Halima Chowdhury	Date:	29.09.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	30.09.2025