Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0151
Ransoms, Station Road, Pulborough, West Sussex,

DESCRIPTION:

Approval of details reserved by conditions 6, 7 and 10 to approved application DC/22/1059

RELEVANT PLANNING HISTORY:

DC/22/1059	Demolition of existing mixed-use building and erection of a three-storey building to provide 8no flats with associated access, parking, bin store and cycle store.	Application Permitted on 19.04.2024.

PLANNING ASSESSMENT

Planning Application DC/22/1059 was granted consent on 19/04/2024. This permission was for the following:

Demolition of existing mixed-use building and erection of a three-storey building to provide 8no flats with associated access, parking, bin store and cycle store.

Consent is sought to discharge the details reserved by conditions 6, 7 and 10.

Condition 6:

Pre-Commencement Condition*: Notwithstanding the Environmental Noise Assessment (submitted 15.05.2023), no development above ground floor slab level shall commence until an acceptable scheme for sound attenuation against external noise has been submitted to and approved by the Local Planning Authority. The approved sound attenuation works shall be completed before the dwellings are occupied and be retained thereafter.*

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The application is supported by an Environmental Noise Assessment. Environmental Health reviewed the document and were satisfied with respect to the measures to ensure a suitable internal noise level. However, the overheating risk requires further assessment in accordance with requirements of Approved Document O with respect to noise. The noise levels exceed the criteria quoted in Approved Documents O and therefore a detailed overheating assessment including dynamic thermal modelling should be provided. Due to the requirement for additional information, the condition requirements have not been satisfied.

Condition 7:

Pre-Commencement Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system, as required by the approved water neutrality strategy (V22Aug22) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting tank shall be sized so as to provide 35+ day drought*

tolerance capacity. The agreed measures shall be implemented in accordance with the approved details prior to first use of the development hereby approved, and shall be retained, operated and maintained at all times 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 186 and 187 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).

The application has been supported with a Water Neutrality System document detailing the specification of the rainwater tank system. Environmental Health were consulted and concluded that it is unclear how the rainwater harvesting and greywater system will be installed and operated. The figure in the report is illustrative only. More information is therefore required, and the requirements of the condition have not been satisfied.

Condition 10:

Pre-Commencement (Slab Level) Condition: *No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:*

- *The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.*
- *Detail on how any failure of any samples will be investigated and managed.*
- *Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit.*
- *Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.*
- *Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of*
- *rainfall/use.*
- *The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.*
- *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.*
- *Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority.*

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

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 186 and 187 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).

The application has been supported by a water management and maintenance plan for the Rainwater Harvesting System. Environmental Health were consulted on the above document and concluded that it is still unclear how the rainwater harvesting and greywater system will be installed and operated. Details are required as set out in the DWI technical guidance for risk assessment, and the applicant is

advised to provide a site plan and/or schematic showing location of source, chamber, tanks, distribution network including valves, pipes, and consumer premises, etc. Further information is required to address all the points as part of the condition. More information is required to discharge the condition and therefore the condition requirements have not been satisfied.

Recommendation: Application Refused

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/24/0151

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

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water Management and Maintenance Plan for Rainwater Harvesting System by Red File Projects Construction Consultants	V2	03.09.2024
Supporting Docs	Environmental Noise Assessment by Acoustics Plus dated 27.04.2023	104476A.ad.Issue1	14.06.2024
Supporting Docs	Overheating Assessment	v13Jun24	13.06.2024
Supporting Docs	Water Management and Maintenance Plan for Rainwater Harvesting System		14.06.2024
Supporting Docs	Water Neutrality System Specifications by Purple Pepper Partnership Ltd dated 14 June 2024		14.06.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 19.09.2024

Authorising Officer sign/initial Tamara Dale Date: 19.09.2024