Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0121
The Field, Brighton Road, Woodmancote, West Sussex, BN5 9ST

DESCRIPTION:

Approval of details reserved by condition 2 to approved application DC/24/0421.

RELEVANT PLANNING HISTORY:

DC/24/0421	Non Material Amendment to previously approved application DC/23/0389 (Demolition of existing dwellinghouse and erection of replacement dwellinghouse with detached garage) Amendments to fixtures and fittings.	Application Permitted on 15.04.2024

PLANNING ASSESSMENT

Planning Application DC/24/0421 was granted consent on 15.04.2024. This permission was for the following:

Non Material Amendment to previously approved application DC/23/0389 (Demolition of existing dwellinghouse and erection of replacement dwellinghouse with detached garage) Amendments to fixtures and fittings.

Consent is sought to discharge the details reserved by condition 2.

Condition 2:

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Report reference C2831 rev P4 by CGS Civils dated 14.03.2024.). No dwelling 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 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 185 and 186 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 hHabitats & Species).

The Applicant has submitted a Water Neutrality Statement reference C2831 revision P1 dated 14.05.2025. This provides evidence of the fittings installed in the dwelling, along with a Part G Building Regulation calculator demonstrating the water demand.

The calculations shown demonstrate that the fittings are compliant with the water demand as shown within the approved Water Neutrality Report, where the overall water demand reflects that indicated within this approved document.

The requirements of the condition have therefore 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/25/0121
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Proposed Dwelling Fittings Survey reference C2831 Rev P1 dated 14.05.2025	C2831 Revision P1	14.05.2025

DELEGATED

Case Officer sign/initial Tamara Dale Date: 16.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 02.06.2025