Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0153
Graylands Estate, Unit 14, Langhurst Wood Road, Horsham, West Sussex, RH12 4QD

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/24/0975

RELEVANT PLANNING HISTORY:

DC/24/0975	Change of Use from a Dance Studio (Class Use D) to a Veterinary Practice (Class Use E) with associated internal alterations, enhancements to the fenestration, and installation of new signage.	Application Permitted on 03.10.2024.

PLANNING ASSESSMENT

Planning Application DC/24/0975 was granted consent on 03.10.2024. This permission was for the following:

Change of Use from a Dance Studio (Class Use D) to a Veterinary Practice (Class Use E) with associated internal alterations, enhancements to the fenestration, and installation of new signage.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement (EAS V4) received 30.08.2024). 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 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).

A Water Neutrality Verification Report has been submitted to address the requirements of this condition. The report confirms that the recommendations as set out in the Water Neutrality Statement EAS V4 (received 30.08.2024) have been carried out. The verification included a site visit to observe the fixtures and fittings once operational, photographic evidence has also been provided. The fixtures and fittings were in operation and the flow rate of the taps was confirmed by timed measurements. Photographic evidence and documentary evidence about the installed fixtures and fittings was provided. Officers note that the removal of the showers alone would sufficiently reduce the water consumption of the use. It is considered that the verification report confirms that the redevelopment

work has been carried out as recommended in the Water Neutrality Statement and that water neutrality has been achieved at the site. The requirements of this 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/25/0153

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Water Neutrality Verification Report		12.05.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 13.06.2025

Authorising Officer sign/initial RHERMITAGE Date: 24.09.2025