Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0170
Nutwood Cattery, Guildford Road, Clemsfold, Horsham, West Sussex, RH12 3PW

DESCRIPTION:
Application for approval of details reserved by condition 3 to approved application DC/24/0501

RELEVANT PLANNING HISTORY:

DC/24/0501	Erection of a new timber Cattery building.	Application Permitted on 04.06.2024

ASSESSMENT:
Consent is sought to agree the details reserved by condition 3 of the above planning permission: -

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (20240311P1 received 09.04.2024). No development 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 development 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).

Planning permission DC/24/0501 sought to achieve water neutrality by installing more efficient wash basins and showers within Nutwood Cottage to offset the 16 l/day water consumption from the approved cattery, as follows:

Table 6 Summary of Performance Levels

Fixture/Fitting	Indoor Office Wash-Hand Basin Taps (Litres/Minute)	Downstairs Wash-Hand Basin Taps (Litres/Minute)	Downstairs Shower (Litres/Minute)	Upstairs Wash-Hand Basin Taps (Litres/Minute)
Existing Efficiency	10 (BASE BREEAM)	15 (BASE BREEAM)	10 (BASE BREEAM)	15 (BASE BREEAM)
Proposed Efficiency	5 (BREEAM Performance Level 3)	5 (BREEAM Performance Level 3)	6 (BREEAM Performance Level 3)	5 (BREEAM Performance Level 3)

The applicant has submitted a series of photographs showing a regulator being installed into pipework leading to various basins within a property, with further photographs showing a manual flow measuring device being operated out of a pouring tap. It is unclear where these photographs are taken and what the device is that has been installed. Nevertheless, in this it is clear the applicant has gone to the expense of fitting flow control devices to the property's pipework which the photographs of the flow

measuring devices showing flow rates similar to those in the table above of circa 5 l/min. Given the requirement is to save a modest 16 l/day and the efficiencies were identified as saving 40 l/day, it is considered in this instance that there is sufficient evidence to be assured the required savings have been made. The submitted details are therefore considered acceptable.

Recommendation: Application Approved

Plans list for: DISC/24/0170
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Photos	Photos (x22) from plumber for completed works		26.06.2024

DELEGATED

Case Officer sign/initial Adrian Smith Date: 17/09/2024

Authorising Officer sign/initial Guy Everest Date: 17.09.2024