Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0219
Nutbourne Place Farm, Nutbourne Lane, Nutbourne, West Sussex, RH20 2HF

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 of approved application DC/24/1506

RELEVANT PLANNING HISTORY:

DC/24/1506	Replacement of existing nursery building and erection of dwellinghouse and associated staff facilities, ground mounted solar panels, upgrading of glasshouses to make them water and energy efficient and biodiversity enhancements.	Application Permitted on 31.01.2025

PLANNING ASSESSMENT
Planning Application DC/24/1506 was granted consent on 31.01.2025. This permission was for the following:

Replacement of existing nursery building and erection of dwellinghouse and associated staff facilities, ground mounted solar panels, upgrading of glasshouses to make them water and energy efficient and biodiversity enhancements.

Consent is sought to discharge the details reserved by condition 4: -

Pre-commencement (slab level) Condition*: No new-build development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (Water Neutrality Statement received 30.09.2024) have been submitted to and approved in writing by 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 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).

The information submitted to discharge the condition includes a covering letter, plan showing the water tanks on site, rainwater harvesting infrastructure and operational details and the water neutrality report.

The Water Neutrality Statement approved under DC/24/1506 required the provision of a number of rainwater harvesting tanks and water efficiency fixtures and fittings in the new house. The rainwater harvesting system in relation to the new house has been detailed in full. This includes a layout plan and details of the storage tanks. The rainwater harvesting measures as proposed in the water neutrality statement have been detailed as part of the discharge application. Details of the rainwater harvesting tanks, scale and capacity have been provided, with a map showing where the 12 small tanks and 2 larger tanks will be located. Furthermore, details have also been provided for the underground tank, rainwater pipe and HydroForce pumps. The rainwater harvesting statement, like the water neutrality statement, reiterated that the water collected by the rainwater harvesting tanks would not be for human

consumption and entirely for non-potable uses as part of the farm food operations, with the water collected on the roofs of the polytunnels and piped straight to the larger tanks on site.

The applicant provided details of the proposed water efficient fixtures and fittings that would be installed both at the Farmhouse and in the proposed dwelling. Within the Farmhouse, taps will be replaced with more efficient water taps requiring a 4 l/m flow rate. Within the proposed dwelling, water efficient fixtures and fittings include, showers, aerated taps, kitchen sink taps, toilets, washing machine, dishwasher and the bath. Details have been provided regarding the specification details of each fixture and the target flow rate. These are considered sufficient to address the requirements of the condition.

The proposed details of the water efficiency measures and rainwater harvesting system is in accordance with the approved water neutrality statement and are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0219
(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
Plans	water tanks 2	2023/23	09.07.2025
Supporting Docs	Approved Rainwater Harvesting Statement 2024		09.07.2025
Supporting Docs	Water Neutrality Statement		09.07.2025
Plans	Water Tanks		09.07.2025
Supporting Docs	Cond 4 Rainwater Harvesting		09.07.2025
Supporting Docs	Letter		09.07.2025
Plans	site/block plan	2022/14/06	09.07.2025
Supporting Docs	Quotation for the supply of Rainwater Harvesting Equipment		09.07.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 15.09.2025

Authorising Officer sign/initial Guy Everest Date: 16.09.2025