Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0119
The Granary , Hurston Lane, Storrington, West Sussex, RH20 2EW

DESCRIPTION:

Approval of details reserved by conditions 3,4 and 5 to approved application DC/23/0511

RELEVANT PLANNING HISTORY:

DC/23/0511	Change of use of redundant stable building to a single unit of tourist accommodation and erection of water storage tank.	Application Permitted on 30.05.2023

PLANNING ASSESSMENT

Planning Application DC/23/0511 was granted consent on 30.05.2023. This permission was for the following:

Change of use of redundant stable building to a single unit of tourist accommodation and erection of water storage tank.

Consent is sought to discharge the details reserved by conditions 3, 4, and 5.

Condition 3:

Pre-Commencement Condition*: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Drainage Strategy by BSF Structural & Civil Engineers dated March 2024, along with plans reference 20190_PL_50 and 20190_PL_51 referring to rainwater harvesting. The Drainage Strategy advises that surface water would be addressed by an existing soakaway, with foul water addressed through a gravity system to the existing Klargester Biotech 2 sewage treatment plant.

The comments provided by the Drainage Consultant are noted. However, the requested details would be required to be demonstrated at the building regulation stage. As such, for the purpose of this application, the proposed details are considered acceptable and the requirements of the condition have been satisfied.

Condition 4:

Pre-Commencement Condition*: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:*

(a) A preliminary risk assessment which has identified:
- *all previous uses*
- *potential contaminants associated with those uses*

- *a conceptual model of the site indicating sources, pathways and receptors*
- *Potentially unacceptable risks arising from contamination at the site.*

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Phase 1 Contamination Land Assessment by GeoSmart Information Ltd dated April 2024. The Report concludes that given the known history of the site, it is considered unlikely that any significant contamination is present within the sub-surface. The risks to future site users will be constrained by the planned retention of hardstanding across the vast majority of the site and also the limited frequency and duration of site occupation. The Report therefore considers that the risks posed by in situ land quality to relevant receptors are likely to be low. A watching brief during all proposed redevelopment activities will likely be sufficient.

The Environmental Health Officer has been consulted, where the conclusion of the Phase 1 Contamination Land Assessment has been accepted. It is noted that a watching brief has been suggested, where the Environmental Health Officer considers that only part (a) of the condition be discharged.

However, it is considered that the recommendation of a watching brief is precautionary, where no need for an intrusive site investigation has been identified. It is not therefore considered reasonable to part discharge the condition. Should unexpected contamination be found during construction works, this would be dealt with through separate legislation.

On this basis, it is considered that sufficient information has been submitted to address condition 4, and the requirements of the condition have been satisfied.

Condition 5:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality strategy (received 22.03.2023) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity.*

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 Applicant has submitted a Specification for Kitchen and Bathroom document which details the proposed water efficiency measures to be installed. These indicate that the proposed fixtures and fittings would be equal to or less than those contained within the approved Water Neutrality Statement. The proposed fixtures and fittings are therefore considered acceptable.

The Applicant has submitted details of the rainwater harvesting system as shown on plan references 20190_PL_50 and 20190_PL_51. This indicates that the rainwater tank measures to 5,000 litres. This is considered acceptable.

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/24/0119

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Location of New Rainwater Harvesting Tank	20190_PL_50	28.05.2024
Plans	Details of New Rainwater Harvesting Tank 2	20190_PL_51	28.05.2024
Supporting Docs	Specification for Kitchen and Bathroom	NONE	28.06.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 22.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 23.07.2024