Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0118
Home Farmhouse, Cowfold Road, Coolham, West Sussex, RH13 8QJ

DESCRIPTION:
Approval of details reserved by conditions 3 and 4 to approved application DC/25/0114

RELEVANT PLANNING HISTORY:

DC/25/0114	Conversion and extension of a redundant agricultural barn to form a residential dwelling with change of use of land from agricultural to residential to form a curtilage to the dwelling.	Application Permitted on 03.04.2025.

PLANNING ASSESSMENT

Planning Application DC/25/0114 was granted consent on 03.04.2025. This permission was for the following:

Conversion and extension of a redundant agricultural barn to form a residential dwelling with change of use of land from agricultural to residential to form a curtilage to the dwelling.

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

Condition 3:
Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:*

- *Detail on the likely contaminants associated with the rainwater harvesting system*

- *Detail on the type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.*

- *Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.*

- *Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any reactivation of the system after it has been out of use due to lack of rainfall/use.*

- *Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit*

- *Detail on the continuity of supply during dry periods extending beyond 35 days.*

- *Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.*

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of 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), Paragraph 186 of the National Planning Policy Framework (2023), its duties under the conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

The details provided within the Water Management Plan are considered satisfactory to address all the requirements of the above condition. The Environmental Health Officer considered that the report and management plan were mostly satisfactory. The record keeping arrangements for the maintenance of the system components was detailed within the plan, stating that the results of the annual maintenance inspection and all sample testing would be recorded. It is considered that the requirements of the condition have been satisfied.

Condition 4:

Pre-Commencement (Slab Level) Condition*: No 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 24.01.2025) 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).

Details have been provided in the Water Management Plan and Water Neutrality Statement. A schematic of the rainwater harvesting system has been provided, showing the rainwater downpipes with leaf guards and initial filtration, first flush diverter and location of the potable underground rainwater harvesting tank. Details of the filtration system have also been provided. The Water Neutrality Statement approved under DC/25/0114 required the provision of a 15,000 litres tank to capture water. The plan provides details of a tank of this size. The requirements of this condition have 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/25/0118
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received

			Date
Supporting Docs	Water Neutrality Report and Water Management Plan		04.04.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 30.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 30.05.2025