Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0150
Land South of Coppice Hanger, Church Hill, Pulborough, West Sussex, RH20 1AB

DESCRIPTION:
Approval of details reserved by conditions 7 and 9 to approved application DC/21/1931

RELEVANT PLANNING HISTORY:

DC/21/1931	Erection of 4No. detached dwellings with associated access, parking and landscaping.	Application Permitted on 19.04.2024

PLANNING ASSESSMENT
Planning Application DC/21/1931 was granted consent on 18/04/2024. This permission was for the following:
Erection of 4No. detached dwellings with associated access, parking and landscaping

Consent is sought to discharge the details reserved by conditions 7 and 9.

Condition 7:
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 (dated 6 June 2023) have been submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented in accordance with the approved details prior to first use of the development hereby approved, and shall be retained, operated and maintained at all times 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 186 and 187 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 Council's Environmental Health team have reviewed the submitted details, noting the revised schematic excludes the GWH use for washing machines, ensuring that the proposed system accords with the DWI technical guidance.

Officers have recalculated the WNS, omitting some 186 l/d which would otherwise have been present within the GWH system for the re-use with washing machines, and note that there is sufficient headroom in the off-site offsetting measures to ensure the proposed development remains water neutral, to an amount of 186 l/d. The off-site measures were assessed on the basis of a potential daily yield of some 1,187 l/d, compared to the assessed residual demand of 536 l/d.

The requirements of the condition have therefore been satisfied.

Condition 9:
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:
- The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.
- Detail on how any failure of any samples will be investigated and managed.
- 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 what 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.
- Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of
rainfall/use.
- The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.
- 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.
- Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority.

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), Paragraphs 186 and 187 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 Council's Environmental Health team have reviewed the submitted details, and whilst the level of details is welcomed, there are a few comments to note on the submitted details:

1. The document submitted pursuant to S106/24/0013 states, in the context of sampling, It should be done by a DWI certified sampler and analysed by a UKAS accredited lab. Whereas the documented submitted in relation to DISC/24/0150 states that the sampling will be done by a DWI certified sampler etc.
2. There are also similar differences in the risk assessment sections of the reports.
3. The schematics provided in both reports also differ - for example the schematic in the report for the S106 application shows a greywater and rainwater harvesting system where the application for the DISC application shows just a rainwater harvesting system.
4. We also note that the following is stated in the 'Background' section of both reports Planning has been granted for the construction of 8no dwellings and related parking in April 2024. Given that the proposals are for four dwellings we question whether these reports are site specific and have been written with this site in mind.
5. Finally it is also not clear if all of dwellings will have separate systems or if one storage tank and treatment system will serve all four properties. If it is the latter then a schematic which shows all of the site layout, pipework, tanks etc will be required.

Revised details have been received to address the above comments, which have been duly assessed by the Council's Environmental Health Officer.

The requirements of the 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/24/0150
(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
Supporting Docs	Schematic		11.12.2024
Supporting Docs	Water Management and Maintenance Plan for Rainwater Harvesting System		09.10.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 12.12.2024

Authorising Officer sign/initial Adrian Smith Date: 13/12/2024