Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0222
Ebbsworth Cottage, The Street, Nutbourne, West Sussex, RH20 2HE

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 and 5 to approved application DC/21/2802

RELEVANT PLANNING HISTORY:

DC/21/2802	Erection of a two-bed annexe building providing ancillary residential accommodation in place of a previously demolished annexe building (Retrospective).	Application Permitted on 22.03.2024

PLANNING ASSESSMENT

Planning Application DC/21/2802 was granted consent on 22.03.2024. This permission was for the following:

Erection of a two-bed annexe building providing ancillary residential accommodation in place of a previously demolished annexe building (Retrospective).

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

Condition 4:

Pre-commencement Condition: *Prior to any further works being undertaken on the site, a Great Crested newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to avoid potential impacts to Great Crested Newt during demolition and construction phases. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.*

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

In response to the above condition the applicant has provided the following documents:

- Great Crested Newt Precautionary Working Method Statement – Received 02.09.2024.
- Planning Statement – Received 02.09.2024.
- GCN Method Statement – Received 30.10.2024.

The submitted details have been reviewed by the Place Services Ecologist, who is satisfied that the submitted information includes the detail required by this condition. As such, it is considered, that details submitted pursuant to Condition 4 is acceptable.

***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 11.01.2024) 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, and shall accommodated below ground.*

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), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

In response to the above condition the applicant has provided the following documents:

- Water Efficiency Measures – Received 02.09.2024.
- Planning Statement - Received 02.09.2024.
- Rainwater Harvesting Tank Specification – Received 13.11.2024.

The information provided in the "Water Efficiency Measures" document, alongside the planning statement, supports the discharge of Condition 5 based on the following points:

Water Efficiency Strategy: Water-efficient fixtures and fittings listed and aligns with water neutrality statement.

Rainwater Harvesting System: A rainwater harvesting tank (RWHT) with a minimum capacity of 1,700 litres is specified, meeting the requirement of a 35-day drought period as outlined in Condition 5. The system collects surface runoff, with calculations demonstrating that the system can meet the estimated demand with surplus capacity, supporting water neutrality at the site. The submitted detail confirms that the tank would be set within the ground.

In summary, the proposed water efficiency measures and rainwater harvesting system fulfil the requirements of Condition 5, allowing for its discharge. 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/24/0222

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Great Crested Newt Precautionary Working Method Statement		02.09.2024
Supporting Statement	Water Efficiency Measures		02.09.2024
Supporting Statement	Planning Statement		02.09.2024

Supporting Statement	GCN Method Statement		30.10.2024
Supporting Statement	Rainwater harvesting tank specification		13.11.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 13.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 15.11.2024