DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0228
Tanbridge Retail Park Albion Way Horsham West Sussex

DESCRIPTION:
Application for Approval of Details Reserved by Condition 29 (BREEAM) to approved application DC/21/1413 (Demolition of existing retail unit and erection of a replacement retail unit with associated works). Design Stage Certificate ONLY.

RELEVANT PLANNING HISTORY:

DC/21/1413	Demolition of existing retail unit and erection of a replacement retail unit with associated works.	Permitted 07/12/2022

Other Considerations
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective

PLANNING ASSESSMENT
Planning Application DC/21/1413 was permitted on 07/12/2022. This permission was for the following: Demolition of existing retail unit and erection of a replacement retail unit with associated works.

Approval is sought for details pursuant to condition 29 (BREEAM). The submitted details comprise a BREEAM Design Stage Certificate that demonstrates the scheme achieved a 'Very Good' Rating and 100% of the Water Credits.

REPRESENTATIONS
None.

***Condition 29**: **Regulatory:** The building hereby approved shall achieve a minimum BREEAM Rating of 'Very Good' (with 100% of the Water Credits targeted). No development above slab level shall commence until a Design Stage Certificate for the building (prepared by a Building Research Establishment qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with the above. Within 6 months of occupation of the building, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with the BREEAM Rating of 'Very Good (with 100% of the Water Credits targeted) for that specific building.*

Reason: In the interests of mitigation of the impacts of Climate change, minimising carbon dioxide emissions, sustainable design and construction, renewable energy, and water use and supplies in accordance with Policies 35, 36, and 37 of the Horsham District Planning Framework (2015)

The submitted Design Stage Certificate demonstrates the requirements of the condition (that the scheme achieve a 'Very Good' Rating and 100% of the Water Credits) at Design Stage, in the interests of mitigation of the impacts of climate change, minimising carbon dioxide emissions, sustainable design and construction, renewable energy, and water use and supplies. The submitted Design Stage Certificate has been issued by a BRE qualified Assessor.

The details submitted pursuant to the condition are therefore acceptable.

Water Neutrality Note: No further Habitat Regulations Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/21/1413) was 'screened out' under the Habitat Regulations in Oct 2022.

Recommendation: Application Permitted

NOTES TO APPLICANT

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/24/0228
(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	BREEAM UK Interim Certificate: DESIGN STAGE Aldi Horsham Tanbridge Retail Park Albion Way Horsham RH12 1NY Date of Issue: 02 September 2024		09.09.2024

DELEGATED

Case Officer sign/initial Matthew Porter Date: 30-09-2024

Authorising Officer sign/initial J Hawkes Date: 30.09.2024