Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0167
85 Timber Mill, Southwater, West Sussex, RH13 9SP

DESCRIPTION:
Approval of details reserved by conditions 5,6,7,8,9,10,11,12 and 14 to approved application DC/22/1997

RELEVANT PLANNING HISTORY:

DC/22/1997	Erection of 2no semi-detached two-storey dwellings.	Application Permitted on 08.03.2023

PLANNING ASSESSMENT

Planning Application DC/22/1997 was granted consent on 08.03.2023. This permission was for the following:

Erection of 2no semi-detached two-storey dwellings

Consent is sought to discharge the details reserved by conditions 5,6,7,8,10,11,12 and 14.

Condition 5:

Pre-Occupation Condition: *The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (received by the Council on 20/10/2022). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such 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 185 and 186 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 provided details of the installed fixtures and fitting. Whilst the installed fitting vary somewhat to the approved water neutrality statement, they still achieve the necessary mitigations to achieve water neutrality as approved. The submitted detail is therefore considered sufficient pursuant to condition 5.

Condition 6:

Pre-Occupation Condition: *No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in*

writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

The applicant has provided a photograph showing EV charging provision. The Local Highway Authority are satisfied with the details in principle. The submitted detail is therefore sufficient pursuant to condition 6.

Other Matters:

Conditions 7, 8, 10, 11, 12 and 14 are regulatory / pre-occupation compliance conditions and as such do not require the submission of formal details for discharging.

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/25/0167
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan			23.05.2025
Plans	Parking Surface and Charging Point		23.05.2025
Photos	Charging Points		23.05.2025
Photos	Photos of installed fixtures and fittings		08.09.2025
Supporting Statement	Updated Part G Calculator 85A		05.11.2025
Supporting Statement	Updated Part G Calculator 85B		05.11.2025
Supporting Statement	Water Neutrality Compliance		05.11.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 14.11.2025

Authorising Officer sign/initial RHERMITAGE Date: 28.11.2025