Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0131
Roundstone Park, Worthing Road, Southwater, West Sussex, RH13 9JG

DESCRIPTION:
Application for Approval of Details Reserved by Condition 5 to approved application DC/22/0096

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024

PLANNING ASSESSMENT
Planning Application DC/22/0096 was granted consent on 20.02.2024. This permission was for the following:

Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.

Consent is sought to discharge the details reserved by condition 5, which reads as follows:

Pre-Commencement Slab Level Condition: No development above ground floor slab level shall commence until a Private Water Supply Management Plan (PWSMP) has been submitted to and approved in writing by the local planning authority. The PWSMP shall include, but not necessarily be limited to, the following information:

> ***i. Detail on the likely contaminants associated with the rainwater harvesting system.***
> ***ii. 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 and the likely contaminants.***
> ***iii. 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.***
> ***iv. 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 re-activation of the system after it has been out of use due to lack of rainfall/use.***
> ***v. Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit.***
> ***vi. Detail on the continuity of supply during dry periods extending beyond 35 days.***
> ***vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.***

The management plan shall be implemented as approved and maintained for the lifetime of the development. The management plan shall be reviewed annually and any revisions shall be submitted to and approved in writing by the local planning authority.

Reason: To avoid an adverse impact on public health and 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).

To address the requirements of condition 5, the applicant has submitted a Private Water Supply Management Plan (PWSMP). The PWSMP includes details of likely contaminants and types of treatment to be installed, including specifications of tank and tank inlet filter. The PWSMP also sets out the proposed sampling and testing regime to be in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent) and how any failure of samples will be investigated and managed. The PWSMP further details the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework for the lifetime of the development, as well as how equipment failures and re-activation of the system after lack of rainfall. The PWSMP also includes plans showing the supply and means to record the total water consultation of each unit, the continuity of supply during dry periods extending beyond 35 days, and arrangements for record keeping of sampling, analysis, inspection, cleaning and maintenance.

The HDC Environmental Health Officer have assessed the submission details and consider them to be satisfactory to address the requirements of condition 5 and therefore that condition 5 can be discharged.

Officers concur with the HDC Environmental Health Officer and consider the submitted information is sufficient to meet the requirements of condition 5.

The requirements of condition 5 have been satisfied and can be discharged.

Recommendation: PERMIT

NOTE TO APPLICANT

The developer is reminded that the wording of condition 5 requires the implementation of the management plan as approved and thereafter maintained for the lifetime of the development. Furthermore, the developer is reminded that the management plan shall be reviewed annually, and any revisions shall be submitted to and approved in writing by the local planning authority.

NOTE 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/24/0064
(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 statement	Private Water Supply Management Plan		17.07.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 30/07/2024

Authorising Officer sign/initial J Hawkes Date: 30.07.2024