Horsham District Council

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Graylands Estate, Unit 14

Address Line 1

Langhurst Wood Road

Address Line 2

Address Line 3

West Sussex

Town/city

Horsham

Postcode

RH12 4QD

Description of site location must be completed if postcode is not known:

Easting (x)

517745

Northing (y)

134707

Description

Applicant Details

Name/Company

Title

Mrs

First name

Dawn

Surname

Shurville

Company Name

Andrews Meadows Veterinary Surgery

Address

Address line 1

Unit 14 Graylands Estate

Address line 2

Langhurstwood rd

Address line 3

Town/City

Horsham

County

Country

United Kingdom

Postcode

RH12 4QD

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of Use from a Dance Studio (Class Use D) to a Veterinary Practice (Class Use E) with associated internal alterations, enhancements to the fenestration, and installation of new signage.
Graylands Estate, Unit 14 Langhurst Wood Road Horsham West Sussex

Reference number

DC/24/0975

Date of decision (date must be pre-application submission)

03/10/2024

Please state the condition number(s) to which this application relates

Condition number(s)

3 Pre-Occupation Condition: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement (EAS V4) received 30.08.2024). 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 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).

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

10/10/2024

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

09/05/2025

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Water Neutrality Verification Report April 2025 - Environmental Assessment Services Ltd

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

PE/23/0186

Date (must be pre-application submission)

15/01/2024

Details of the pre-application advice received

Water Neutrality
The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.
Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.
A Water Neutrality Statement would be required with any future submission, further details of which can be found through the following link:- https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district

Conclusion
Should an application be submitted, the following documents would be required:
- Location Plan measuring to a metric scale of 1:1250
- Block Plan measuring to a metric scale of 1:500
- Existing and Proposed Floor Plans measuring to a metric scale of 1:50 or 1:100
- Existing and Proposed Elevation Plans measuring to a metric scale of 1:50 or 1:100
- Planning Statement
- Noise Assessment
- Water Neutrality Statement

I hope that this is of some assistance. The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/23/0186 in your submission.
Yours sincerely
Tamara Dale
Principal Senior Planning Officer

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Dawn Shurville

Date

11/05/2025