

From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Sent: 24 September 2025 17:02:37 UTC+01:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: FW: Land at Shoreham Road, Small Dole (ref: DC/25/1019) - Meeting

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From: Philip Allin
Sent: 15 September 2025 17:18
To: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Subject: RE: Land at Shoreham Road, Small Dole (ref: DC/25/1019) - Meeting

Hi Nic,

Ok, noted on your site visit.

Yes, we have been monitoring the Council's website and are in the process of preparing responses to questions/queries raised by the statutory consultees who have responded. I expect to be in a position to submit our initial set of responses very shortly.

To date I don't believe that there has been any engagement with RPs specifically on the proposals but I know our client is starting this process now. By way of information and to assist, see below the indicative mix that has informed the illustrative layout (which of course is subject to further change).

	Affordable Rented (70%)	Shared Ownership (30%)	Total
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1-bed	4	2	6
2-bed	4	2	6
3-bed	2	1	3
4-bed	1	0	1
Total	11	5	16

On water neutrality, our client has agreed with the Council an either/or condition on one of their other schemes within the District (DC/24/2006) and would like to agree something similar in this case:

- 14. Pre-commencement Condition:** No development shall commence until either:
- i) Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Water Certification Scheme (SNWCS)
 - or
 - ii) A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and
 - iii) The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the HDPF, Paragraph

There does seem to be a number of discussion points here so this being the case would be useful to get a date in the diary so as per my email below would either 30 September or 2 October work for you? If you could let us know that would be great.

Many thanks
Phil

Philip Allin

Director

Boyer

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