



# Horsham District Council

## Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Gess Gates Farm"/>
Address Line 1	<input type="text" value="Stane Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="West Sussex"/>
Town/city	<input type="text" value="Adversane"/>
Postcode	<input type="text" value="RH14 9JR"/>

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

Easting (x)	Northing (y)
<input type="text" value="507764"/>	<input type="text" value="123775"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Dean

Company Name

Address

Address line 1

Gessgates farm

Address line 2

Stane street

Address line 3

Adversane

Town/City

Pulborough

County

Country

United Kingdom

Postcode

RH14 9JR

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

Demolition and replacement of existing barn and erection of a single storey two bedroom dwelling utilising the existing shared access

Reference number

DC/24/0345

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

22/11/2024

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

Condition number(s)

Condition 8

Has the development already started?

- ☐ Yes
- ☒ No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The development has yet to commence and Horsham District Council has withdrawn the Water Neutrality requirement. This application is therefore requesting that condition 8 be removed and any obligations requiring compliance with bespoke water neutrality mitigation be removed under s.73 of the town and country planning act.

And instead apply a condition requiring compliance with the buildings regulations part G Optional Technical standard (currently 110 l/p/d) as required by policy 37 of the Horsham District Planning Framework.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

And instead apply a condition requiring compliance with the buildings regulations part G Optional Technical standard (currently 110 l/p/d) as required by policy 37 of the Horsham District Planning Framework.

## 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

Email reference: Gessgates farm

Date (must be pre-application submission)

11/11/2025

Details of the pre-application advice received

(Copied email response)

I can confirm that you will need to apply for a s.73 of the Town and Country Planning Act to remove the water neutrality condition. We will instead apply a condition requiring compliance with the Building Regulations Part G Optional Technical Standard of 110 litres per person per day. This is the same condition we applied to all new dwellings prior to the 2021 Position Statement.

## Ownership Certificates and Agricultural Land Declaration

# Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☒ Yes
- ☐ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

## Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☐ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- ☒ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mrs

First Name

Sally

Surname

Wieland

Declaration Date

28/11/2025

☒ Declaration made

# Declaration

I/We hereby apply for Removal/Variation of a condition 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

James Dean

Date

28/11/2025