

Horsham Borough Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

13/03/25

Dear Sir/Madam

This application is a resubmission of **DC/23/0383** and **DC/24/1268**. A series of planning applications and amendments have shaped the current development proposal:

1. **DC/23/0383 (March 2023)** – A variation to Condition 1 of DC/20/1870 was submitted, proposing modifications to the siting, design, and form of Plots 1, 2, and 3, as well as adjustments to the car parking layout. However, the application was withdrawn due to the requirement to provide a suitable Water Neutrality Strategy following a High Court ruling requiring water neutrality compliance. At the time, the duty officer confirmed that, aside from water neutrality concerns, there were no objections to the proposal.

2. **DC/24/1268 (August 2024)** – A resubmission of DC/23/0383 with a water neutrality strategy. The application was refused on **November 11, 2024**, primarily due to environmental considerations, procedural matters, and technical site assessments. The **officer's delegated report** provided the following reason for refusal:

Reason for Refusal:

Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area, and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023). Thus, the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended) and Section 40 of the NERC Act 2006 (Priority Habitats & Species).

3. **DISC/25/0016 (January 2025)** – Application for Approval of Details Reserved by Condition 3, 4, and 6 to approved application **DC/21/2144**. The officer advised that, as the **parent application was due to lapse before the submitted information could be assessed**, DISC/25/0016 should be withdrawn. It was confirmed that a new **full planning application** would be required rather than a discharge of conditions.

The officer also advised that submitting **all required information at the validation stage**—including details typically conditioned—would facilitate the application process.

Addressing the Reasons for Refusal of DC/24/1268

The reasons for refusal of **DC/24/1268** primarily focused on **environmental considerations, procedural matters, and technical site assessments**. This new application addresses those concerns as follows:

a) Water Neutrality & Borehole Considerations

- Planning and Environmental Health Officers highlighted concerns regarding water neutrality and borehole positioning.
- Potential groundwater contamination due to historic land use and the interaction between boreholes and sewage treatment plants were identified as key issues.
- Officers recommended seeking further technical advice from the **Environment Agency**.
- In response, the applicant has **updated hydrogeological assessments and water treatment designs** in accordance with government guidance.

b) Environmental Health Concerns

- Environmental Health requested additional information on **groundwater monitoring, borehole data, and water treatment**.
- The applicant engaged specialist consultants to **address these concerns and provide the necessary documentation**.

c) Land Contamination & Site Investigation Reports

- The Environmental Health team **reviewed site investigation reports** but noted that **appendices were missing**, preventing a full assessment.
- Concerns were raised that **previous reports were based on an earlier site layout** and did not assess areas designated for landscaping.
- The applicant has **commissioned further site testing** to resolve these gaps.

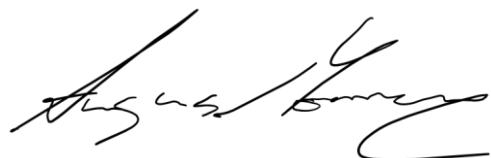
Summary

The applicant has incorporated the feedback provided during pre-application discussions and has undertaken **comprehensive investigative and design work** to ensure a **robust submission**. This revised application includes:

- **Updated environmental assessments**
- **Technical reports**
- **Mitigation measures**
- **A revised Water Neutrality Strategy**

These modifications **directly address the concerns raised** in previous refusals, ensuring that all key planning and environmental considerations are met.

Yours Sincerely,



Angus Morrison
Director,

RIBA, RIAS, ARB
Certified Passive House Designer

Tel - 07983022953