

Section 73 Application – Planning Statement

Site: Ransoms, Station Road, Pulborough, West Sussex

Original Permission: DC/22/1059

Applicant: Purple Pepper Partnership Ltd

1. Introduction

This Planning Statement supports a Section 73 application seeking removal of water neutrality conditions from the existing permission. Following Natural England's withdrawal of its 2021 Position Statement, Horsham District Council no longer requires water neutrality assessments.

2. Updated Part G Water Calculation

The applicant has provided an updated Part G Water Efficiency Calculator. Based on the amended calculator, the scheme achieves total water consumption of 95 litres/person/day, comfortably below the 110 l/p/d threshold required under Building Regulations Part G.

Updated Part G Water Efficiency Calculation (from user submission):

- Total calculated use: 98.95 litres/person/day
- Normalised internal consumption: 90.04 litres/person/day
- External use allowance: 5 litres/person/day
- Total: 95 litres/person/day

Source: The Water Efficiency Calculator for New Dwellings (uploaded) ©WRC 2025.

3. Conditions to be Removed

- Condition 7 – Water efficiency and rainwater harvesting.
- Condition 10 – Harvesting system maintenance plan.
- Condition 12 – Implementation of Water Neutrality Strategy.
- Condition 13 – Part G as-built calculator and evidence.

4. Replacement Condition

All dwellings shall achieve a maximum potable water consumption of 110 litres/person/day in accordance with Building Regulations Part G. Evidence of compliance shall be submitted to the Local Planning Authority prior to occupation.

5. Conclusion

The updated water calculation confirms regulatory compliance without the need for obsolete water neutrality conditions. The Section 73 application regularises the permission accordingly.