

New House on the Property to West of
Brookfield House, Worthing Road, Southwater, West Sussex RH13 9DT

DC/23/1307
DC/21/2727

Application for Removal of conditions 6, 9, 15,

Planning for this development has been permitted as per Application reference No DC/23/1307.

The permission is granted subject to the following Conditions, Nos 6, 9, and 15 relating to Water Neutrality

Condition 6.

Pre-commencement (Slab Level) Condition:

No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (received by the Council on 07/02/2023) have been submitted to and approved in writing by the Local Planning Authority.

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 and species).

Condition 9.

Pre-Occupation Condition:

The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Report C2008, CGS, Civils received 07/02/2023). 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 unit has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, evidence they meet the required water consumption flow rates, and evidence of the installation and connection of the rainwater harvesting system and appropriate storage tanks to provide a minimum 35 days storage capacity. The installed measures shall be retained and operated at all times thereafter.

Condition 15

Post-Occupation Condition

Within 3 months of the first occupation, evidence of the water consumption of the unit shall be submitted to the Local Planning Authority for approval in writing. The evidence shall demonstrate that in combination with the mains water, there is sufficient water supply from the rainwater harvesting system to cater for the demand of the unit with a minimum of 35 days drought storage capacity. In the event of the existing rainwater harvesting system fails to cater for the combined water consumption of the units, details of how suitable rainwater supply and storage will be provided shall be submitted to and be approved in writing by the Local Planning Authority alongside the above evidence, and shall be installed within 1 month of the date of its approval. Ongoing written evidence shall be made available to the Local Planning Authority on request.

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 and species).

Horsham District Council Water Neutrality position.

On 31 October 2025, Natural England issued a Withdrawal Statement confirming that its Water Neutrality Position Statement of September 2021 has been withdrawn.

HDC Planning departments published position (www.horsham.gov.uk/planning/water-neutrality-in-horsham-district) states:

“For applicants who have existing planning permissions with conditions and s106 obligations requiring compliance with bespoke water neutrality mitigation, we will consider applications under s.73 of the Town and Country Planning Act to remove those conditions, and any associated applications to vary or discharge any relevant s106 obligations. If your permission is for new dwellings, we will instead apply a condition requiring compliance with the Building Regulations Part G Optional technical Standard referred to above. This is the same condition we applied to all new dwellings prior to the 2021 Position Statement.”

Applicants Statement

The applicant has had the benefit of a full professional Water Neutrality Report for this development.

Whilst the position of the Planning Authority is that they will not seek to impose a Condition on the compliance with the recommendations of the report, the applicant will seek to implement some or all of the recommendations.

The report included recommendations for mitigation measures to be instituted in the residence Brookfield House, in order to offset any usage in the new dwelling. All of the recommendations in the report have been implemented. Including, removal of all baths, installation of water saving taps and devices, installation of a 5000 litre rainwater collection tank, and use of rainwater for all toilet flushing, clothes washing and external water taps.

The development when completed, may ultimately be able to demonstrate full water neutrality, but the applicant welcomes the prospect of being able to occupy the dwelling without the need for demonstration of compliance with an onerous condition.

December 2025