



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Field opposite Thornhill Stables House

Applicant Details**Name/Company**

Title

Mr

First name

Victor

Surname

Sawyer

Company Name

Address

Address line 1

Five Oaks Cottage

Address line 2

Five Oaks

Address line 3

Stane Street

Town/City

Billingshurst

County

Country

United Kingdom

Postcode

RH14 9AZ

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

The appeal is allowed and planning permission is granted for construction of detached barn style dwelling at Land at Thornhill Stables, Billingshurst Road, Coolham, RH13 8QN in accordance with the terms of the application, Ref DC/24/1486, dated 26 September 2024, subject to the conditions set out in the attached schedule.

Reference number

Appeal Ref: APP/Z3825/W/25/3361339
Land at Thornhill Stables, Billingshurst Road, Coolham RH13 8QN

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

27/10/2025

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

Condition number(s)

Condition 5 (Water Neutrality)

"The dwelling hereby permitted shall not be first occupied until evidence has been submitted to and approved... etc."

Has the development already started?

Yes
 No

Condition(s) - Variation/Removal

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

Reason for Removal:

Since the appeal was determined, Natural England withdrew the Water Neutrality Position Statement for the Sussex North Water Supply Zone in October 2025, and Horsham District Council no longer requires evidence of water neutrality for new development.

Condition 5 is now unnecessary, unenforceable and fails the NPPF tests for planning conditions.

The scheme remains unchanged from the appeal-approved drawings, and no other conditions are affected.

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

"I wish to remove Condition 5 in its entirety.

Condition 5 relates to Water Neutrality, which is no longer required following Natural England's withdrawal of the Water Neutrality Position Statement for the Sussex North Water Supply Zone in October 2025.

The condition is therefore unnecessary, unenforceable and fails the NPPF tests for planning conditions.

No variation to the wording is required — full removal is sought."

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

Date (must be pre-application submission)

13/11/2025

Hello Victor,

You would have to remove the condition under a Section 73 yes, and the usual fee for this would apply.

Thanks and kind regards,

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

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant
 The Agent

Title

Mr

First Name

Victor

Surname

Sawyer

Declaration Date

15/11/2025

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

Victor Sawyer

Date

16/11/2025