[redacted]

From: SM-NE-Central CaseworkTeam (NE) [redacted]
Sent: 29 September 2025 15:02
To: Planning
Subject: 526126 Amendment, Removal of conditions, 8, 9, 10 & 11, Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX DC/25/0857
Attachments: ufm2_Water_Neutrality_consult.pdf; SNOWS wns.pdf; 526126 DC_25_0857 Checklist.docx

Categories: Consultations

Dear Sir or Madam,

Thank you for the consultation.

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal, in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process, and a competent authority should have regard to Natural England's advice.

Your appropriate assessment concludes that your authority is not able to ascertain that the proposal will not result in adverse effects on the integrity of any of the European sites in question due to the ineligibility of using SNOWS as mitigation . Having considered the assessment, and the measures proposed to mitigate for any adverse effects, Natural England concurs with the conclusion you have drawn that it is not possible to ascertain that the proposal will not result in adverse effects on site integrity. Natural England advises that the proposal does not provide enough information and/or certainty to enable adverse effects on site integrity to be ruled out.

Regulation 63 states that a competent authority may agree to a plan or project only after having ascertained that it will not adversely affect the integrity of the European site, subject to the exceptional tests set out in regulation 64 of the Conservation of Habitats and Species Regulations 2017 (as amended). As the conclusion of your Habitats Regulations Assessment states that it **cannot** be ascertained that the proposal will not adversely affect the integrity of the European site, your authority cannot permit the proposal unless it passes the tests of regulation 64; that is that there are no alternatives **and** the proposal must be carried out for imperative reasons of overriding public interest.

Your authority may now wish to consider the exceptional tests set out within regulation 64. Specific guidance about these tests can be found at: Habitats regulations assessments: protecting a European site - GOV.UK (www.gov.uk)

Kind regards

Rob Sargent

Senior Manager – National Planning Delivery Team
Natural England

www.gov.uk/natural-england

<mailto:consultations@naturalengland.org.uk>

www.gov.uk/natural-england

From: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 03 September 2025 11:02
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Planning Application Water Neutrality Consultation - DC/25/0857

Please see the attached consultation letter regarding Water Neutrality from Horsham District Council Re:DC/25/0857

Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**.

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

Variation of conditions 8,9, 10 and 11 of DC/21/1796 (APP/Z3825/W/22/3311819)

Pear Tree Farm, Furners Lane, Woodmancote BN5 9HX

The application relates to conditions imposed on a permission granted at appeal (reference APP/Z3825/W/22/3311819) following refusal of application DC/21/1796 for a settled gypsy accommodation site comprising 5 pitches and associated utility buildings.

The appeal was allowed with a number of conditions (amongst others) relating to water neutrality.

The application proposed that water neutrality would be addressed by the use of a natural spring on adjacent land owned by the applicant.

This was accepted as an appropriate method of demonstrating water neutrality by the Inspector.

The conditions in relation to water neutrality remain undischarged and the permission remains extant until 29th February 2027

Since this time the LPA have developed SNOWS and this is due to be launched in spring 2025.

Current guidance provided by the LPA states that:

> *Applicants will be able to access SNOWS for their development's water offsetting needs, unless it is:*
>
> *Development where the principle is not in accordance with an adopted development plan or neighbourhood plan, or a post-submission local plan (all of which have informed the preparation of Southern Water's Water Resources Management Plan 2024 calculations of water demand). This includes housing development on unallocated sites outside settlement boundaries, employment development on unallocated sites and/or outside of existing employment sites (unless supported by economic planning policies), or development not otherwise accepted in-principle by way of specific development plan policies – such policies include: retirement and specialist care, gypsy and traveller sites, tourism, and some minerals and waste development; and/or*

The application related to the provision of a gypsy traveller site and as such would be in accordance with the above statement and therefore accessible to SNOWS.

The following conditions were imposed on DC/21/1796 (APP/Z3825/W/22/3311819

8. *No development shall commence until evidence that water from the spring has been sampled by a suitably qualified person and analysed by an accredited laboratory and the findings submitted to the local planning authority. In the event the samples show that any of the parameters are above prescribed concentrations or values, as detailed in Schedule 1 of the Private Water Supplies (England) Regulations 2016, no development shall commence until a mitigation scheme has been submitted to and approved in writing by the local planning authority that demonstrates how the water will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent). The mitigation scheme shall then be implemented in full prior to first occupation of any pitch and it shall be retained and maintained thereafter at all times*

9. *No development above ground floor slab level shall commence until a management and maintenance plan for the spring water supply system has been submitted to and approved in writing by the local planning authority. The management and maintenance plan shall include the following details:*

   (a) The sampling regime and parameters etc, recognising that the sampling will need to be undertaken by a suitably qualified person and accredited laboratory.

   (b) Detail on how any failure of any samples will be investigated and managed.

   (c) Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each of the five pitches.

   (d) Detail on what type of treatment will be installed on the supply, with information clearly indicating that it is appropriate for the amount of water being used.

   (e) Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to rainfall/use.

   (f) The completion and sharing of Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supplies (England) Regulations 2016) prior to the water supply being put to use.

(g) Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

(h) Details of contingency plans to ensure any failures or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local planning authority.

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management and maintenance plan shall be implemented without the prior written approval of the local planning authority.

10. No pitch shall be first occupied until evidence has been submitted to and approved in writing by the local planning authority that water taken from the water treatment plant meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016.

11. No pitch hereby permitted shall be connected to or draw supply from the mains water supply. Where a temporary failure has occurred, the occupiers shall undertake the contingency measures set out in the management and maintenance plan agreed under condition 8 until such time as the system is fully operational.

It is proposed to remove conditions 8,9,10 and 111 as stated above and replace with the following Pre-Commencement Condition:

No development shall commence until either:

i.) Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Offsetting Water Scheme;

or

ii.) A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and

The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

This condition is the same as conditions offered by the LPA on other Gypsy Traveller sites in the district and so is considered to be reasonable and enforceable.

Water Neutrality statement

The following sets out the proposed water usage for each unit and is to be used for the purposes of calculating the SNOWS allocation.

Baseline Water Consumption and Water reduction measures

The following summarises the flow rates for the fittings in the proposed units.

These have been achieved by the use of efficient fixtures and fittings in order to reduce the water demand.

- WC- 4/2 litre dual flush
- Kitchen sink tap with a flow rate of 4 litre per minute
- Shower with a flow rate of 6 litre per minute
- Bathroom basin taps with a flow rate of 4 litre per minute
- Dishwasher – 0.99 litres per place setting
- Washing machine – 8.5 litres / kg dry load

Using the above figures, the water usage can be calculated using a Part G water calculator as shown below.

This demonstrates a water demand of 84 litres / person / day which includes an allowance of 5 litres per person per day for external water usage.

Census data has been used to estimate the average number of occupants (as per HDC guidance)

This sets out that the following occupancy rates should be used.

One-bedroom dwellings: 1.32 occupants
Two-bedroom dwellings: 1.88 occupants
Three-bedroom dwellings: 2.47 occupants
Four-bedroom dwellings: 2.86 occupants
Five-bedroom dwellings: 3.09 occupants.

The units will be a maximum of three bedroom and so a figure of 2.47 people should be used.

Using the Part G water demand figure of 84 litres per person per day and a population size of 2.47 it is estimated that the total water usage per day is 207.48 litres per day per unit.

Across the 5 units therefore there will be a total daily demand of 1037.40 litres.

Contact details of the person we should contact to initiate the SNOWS application process.

Ben Kirk

Manorwood
Suite 114
26 The Hornet
Chichester
PO19 7BB

01243 201102
ben@manorwood.co.uk

PART G WATER CALCULATION

Water Calculator | WC | Taps (Other) | Taps (Kitchen/Utility) | Baths | Dishwashers | Washing Machines | Showers | H2O softeners | Greywater | Rainwater

Installation Type	Unit of Measure	Capacity/Flow rate (1)	Use Factor (2)	Fixed use (litres/person/day) (3)	Litres/person/day = [(1)x(2)] + (3) (4)
WC (single flush)	Flush Volume (litres)		4.42	0.00	0
WC (dual flush)	Full flush Volume (litres)	4	1.46	0.00	5.84
	Part flush Volume (litres)	2	2.96	0.00	5.92
WC (multiple fittings)	Average effective flushing Volume (litres)		4.42	0.00	0
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	4.00	1.58	1.58	7.90
Bath (where shower also present)	Capacity to overflow(litres)		0.11	0.00	0
Shower (where bath also present)	Flow Rate(litres / minute)		4.37	0.00	0
Bath Only	Capacity to overflow(litres)		0.50	0.00	0
Shower Only	Flow Rate (litres/minute)	6.00	5.60	0.00	33.60
Kitchen/Utility room sink taps	Flow rate (litres/minute)	4.00	0.44	10.36	12.12
Washing Machine	(Litres/kg dry load)	8.50	2.1	0.00	17.85
Dishwasher	(Litres/place setting)	0.99	3.6	0.00	3.56
Waste disposal unit	(Litres/use)	☐ Present	3.08	0.00	0
Water Softener	(Litres/person/day)		1.00	0.00	0
	(5)	Total Calculated use (litres/person/day) =SUM(column 4)			86.79
	(6)	Contribution from greywater (litres/person/day)			0
	(7)	Contribution from rainwater (litres/person/day)			0
	(8)	Normalisation factor			0.91
	(9)	Total internal water consumption = [(5)-(6)-(7)]x(8) (litres/person/day)			78.98
	(10)	External water use			5.0
	(11)	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)			84.0

Click here to fill in details before printing:

Section 1: Casework Tracker and Quick Screening		
NE Reply Due Date:	21/09/2025	**EIA Screening 10 days** **PIP 14 days**
LPA Website Link:	DC/25/0857 | Removal of condition 8, 9, 10 and 11 of previously approved application reference DC/21/1796 (Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings) to allow updated approach to water neutrality. | Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX	

Application Details: Please copy and paste summary details from Tracker: Tip: right-click the directional arrows and type AW to auto-width the box.

526126	DC/25/0857 AMENDMENT - HRA DOC Removal of condition 8, 9, 10 and 11 of previously approved application reference DC/21/1796 (Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings) to allow updated approach to water neutrality. Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX	Land Use - Other	Central Planning Casework Team	99 Central Planning Casework Team	Central Planning Casework Team	522598,116244	Horsham District Council	24/9/2025

• **Type of application** (as shown on application form)	• **AMENDMENT: Conditions Application – Discharge**
Do not complete below 4 questions for conditions, amendments or marine consultations	
• **Coordinates**	• **522598,116244**
• **Site area** (Ha)	•
• **Discharges/foul sewage** (only required if residential)	• Choose an item.
• **Net gain** (increase of overnight accommodation – what number?)	•
• **Internal floorspace** (net additional gross) (only required for commercial and agricultural) - If agricultural also state proposed use	•

If Conditions - Copy and paste condition wording from decision notice. What are the conditions? Include hyperlink.

Heading 9

8. No development shall commence until evidence that water from the spring has been sampled by a suitably qualified person and analysed by an accredited laboratory and the findings submitted to the local planning authority. In the event the samples show that any of the parameters are above prescribed concentrations or values, as detailed in Schedule 1 of the Private Water Supplies (England) Regulations 2016, no development shall commence until a mitigation scheme has been submitted to and approved in writing by the local planning authority that demonstrates how the water will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent). The mitigation scheme shall then be implemented in full prior to first occupation of any pitch and it shall be retained and maintained thereafter at all times.

9. No development above ground floor slab level shall commence until a management and maintenance plan for the spring water supply system has been submitted to and approved in writing by the local planning authority. The management and maintenance plan shall include the following details:

10. No pitch shall be first occupied until evidence has been submitted to and approved in writing by the local planning authority that water taken from the water treatment plant meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016.

11. No pitch hereby permitted shall be connected to or draw supply from the mains water supply. Where a temporary failure has occurred, the occupiers shall undertake the contingency measures set out in the management and maintenance plan agreed under condition 8 until such time as the system is fully operational.

If Amendments – what is being amended? E.g. Red line boundary/drainage plan:

Additional information if necessary. E.g. Details of EIA Screening/Scoping:

HRA DOC

	Complete Section when screening Planning consultations (not MMO)	**Please Select**
1a	Have we had previous history/correspondence regarding this case? **If YES, enter details at Section 2b.**	YES
1b	Is this consultation an EIA Screening or Scoping Opinion? **If YES, follow EIA guidance.**	EIA guidance
1c	Is this an amendment request? **If YES, follow amendment guidance.**	Amendment guidance
1d	Is this a conditions request? **If YES, follow conditions guidance.** **(As of 9th Sept, some conditions casework will go to the Central Casework Team)**	Conditions guidance
1e	Is this a pre-app consultation? **If YES, follow pre-app guidance.** **All pre-app for Offshore Wind Farm projects must be sent to the Area Team.**	Pre-app guidance
1f	Is this a Prior Approval or Prior Notification? **If YES, follow Prior Approval guidance.**	Prior Approval guidance
1g	Does the proposal relate to the reclamation and /or other changes within an **existing** waste/minerals site (except time variations)? **If YES, identify reason(s) at Section 2a. Refer to Area Team.**	NO
1h	Does the consultation relate to a **new** minerals or waste proposal on an area over 5ha? **If YES, identify reason(s) at Section 2a. Refer to Area Team.**	NO
1i	Does the consultation have the potential for the loss of over 20ha of agricultural land? **If YES, complete Section 2a. Refer to Area Team.**	NO
1j	Does the proposal fall within a SPA/SAC/RAMSAR/SSSI? **If YES, complete Section 2a. Refer to Area Team.**	NO
1k	Does the proposal **trigger** a SSSI Impact Risk Zone (IRZ)? **If YES, identify reason(s) at Section 2a**	NO
1l	Does the proposal **in or triggers** a National Landscape IRZ (AONB/Heritage Coast/National Park/National Trail/ITE)? **If YES, complete Section 2a**	NO
1m	Does the development have the potential to impact the England Coast Path *(Refer to ECP guidance for open and unopen stretches)*	England Coast Path guidance
1n	If the proposal is for an agricultural development, is it SIG and/or NN related? **If YES, follow Air Quality/SIG guidance.**	Air Quality Guidance
1o	**If recreational disturbance relevant (net gain only), is there an HRA/AA attached or on the LPA website?** **If YES, forward to Area Team or Central Casework Team as per the IRZ Advice tool instruction.**	NO
1p	**If nutrient neutrality relevant (overnight accommodation only), is there an HRA/AA attached or on the LPA website?** **If YES, forward to Area Team or Central Casework Team as per the IRZ Advice tool instruction.** **Reminder - if within The Broads SAC or River Wensum SAC NN catchment IRZs send to Central Casework Team.**	NO

1q	Do you need to include any additional paragraphs? (See additional guidance notes). **If YES, highlight the relevant one(s) below and detail in summary:** Ancient Woodland Local Nature Reserve Priority Habitat Registered Common Land	AW, LNR, PH, RCL Guidance

Casework Tracker and Quick Screening completed by			
Name:	**Kimberley McDowell**	**Date:**	11/09/2025

Complete Section when screening MMO consultations only		**Please Select**
1k	Have we had previous history/correspondence regarding this case? **If YES, enter details at Section 2b.**	Choose an item.
1l	Is the activity/proposal listed on the Marine IRZ exemption list? **If YES, send to AT.**	Choose an item.
1m	Does the proposal fall within a SPA/SAC/RAMSAR/SSSI/MCZ? **If YES, send to AT.**	Choose an item.
1n	Does the proposal fall within a Marine Impact Risk Zone (MIRZ) to send to the Area Team? **If YES, Send to AT.**	Choose an item.

Casework Tracker and Quick Screening completed by			
Name		**Date:**	Click here to enter a date.

Section 2: Consultations to be Processed by the Central CaseworkTeam or Area Team

Explain the reason for sending out to Central Casework or Area Team:

SSSI IRZs: *Copy and paste "Potentially affected sites" **table** from SSSI IRZs internal tool in box below **(n/a if none)***

No SSSI

SSSI IRZs: *Copy and paste **hyperlinks** to "Advice paragraphs list" from SSSI IRZs internal tool in box below **(n/a if none)***

Water Neutrality/HRA required - Arun Valley SPA, SAC, Ramsar (Arun Valley SPA/SAC/Ramsar Water Supply)

SSSI IRZs link: *Copy and paste **link(s)** to the SSSI IRZs internal tool advice page(s) in box below*

Impact Risk Zones - Hub page

2a

National Landscape IRZs

Area Team: If this proposal may affect a National Trail, for further advice please make contact with the relevant NE National Trail Partnership Lead via nationaltrails@naturalengland.org.uk)

Name of National Landscape	IRZ Distance (m) (if within, enter 0)	IRZ Trigger	
		Type of National Landscape	Consultation Type/ IRZ description
	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.

Marine IRZs

Name of Marine IRZ & Type (e.g. Padstow Bay MCZ)	IRZ distance (m) if within enter 0	Marine IRZ Trigger	Text No
	Choose an item.	Choose an item.	Choose an item.

	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.

2b

Case History: List the most relevant tracker entries. Exclude MOPs, assents and consents.

- **Provide response date and a concise explanation of the response content, including what it requests or states.**
- **AT response, include a hyperlink to SPOL or attach response if only available on LPA website**

Avoid brief Tracker wording such as "no objection subject to securing mitigation." We need to know exactly what has been said/ask for.

519773	DC/25/0857 Removal of condition 8, 9, 10 and 11 of previously approved application reference DC/21/1796 (Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings) to allow updated approach to water neutrality. Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX	Land Use - Other	Shannon Bowes	99 Central Planning Casework Team	Central Planning Casework Team	522598,116244	Horsham District Council	5/8/2025

ViewDocument

No objection – 05/08/2025

Section 3: Assessment in Area Team

Please select the response type you require hub to send: Choose an item.

If you require a response not listed above, please detail below:

Further comments to help the hubs process this application:

If you have any suggested changes to the IRZs that triggered this consultation, please contact the IRZs Project Team: (neirzs@naturalengland.org.uk)

Name:		**Date:**	

Section 4: Summary of screening & Hub letter preparation (All consultations).

Link to SharePoint for letters and guidance **HUB TOPICS PAGES**

Provide below a concise summary of reasons for response including fast tracks, IRZ overrides, etc.

Enter your summary of findings before sending to QC:

State response to be issued:	***Specify the response to be issued and list all additional paragraphs:***		
Name:	**Kimberley McDowell**	**Date:**	13/08/2025

Quality Control completed by			
QCers comments (for anything complex that hasn't been put in the Summary box above).			
Name:		**Date:**	