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

Truffles

Address Line 1

High Street

Address Line 2

Address Line 3

West Sussex

Town/city

Henfield

Postcode

BN5 9DA

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

Easting (x)

521487

Northing (y)

115980

Description

Applicant Details

Name/Company

Title

Ms

First name

Daisy

Surname

Tompsett

Company Name

Truffles Bakery

Address

Address line 1

c/o Lewis & Co Planning LTD

Address line 2

2 Port Hall Road

Address line 3

Town/City

Brighton

County

Country

Postcode

BN1 5PD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Toby

Surname

Deacon

Company Name

Lewis and Co Planning SE Ltd

Address

Address line 1

Lewis & Co Planning

Address line 2

2 Port Hall Road

Address line 3

Town/City

Brighton

County

Country

United Kingdom

Postcode

BN1 5PD

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

Conversion of the rear cafe (Class E) to form 1no. residential dwelling (Class C3).

Reference number

DC/25/0813

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

17/09/2025

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

Condition number(s)

3 and 4

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

This application seeks to vary or remove the existing planning conditions that relate to water neutrality (3 & 4). The submission follows the withdrawal of Natural England's former Position Statement on water neutrality.

As confirmed on the Council's website, Natural England has now advised that issues of water abstraction can be addressed without requiring individual developments to demonstrate water neutrality. This revised stance has been agreed with the Environment Agency, on the basis that reducing the abstraction licence cap will provide sufficient certainty that development will not harm the protected habitats within the Arun Valley. These habitats have been the key consideration for Horsham District Council when assessing applications, as this change effectively severs the link between new development and water abstraction.

Following Natural England's updated position, the Council has confirmed that it will no longer be implementing the Sussex North Water Certification Scheme (SNWCS). Instead, recognising that the area remains one of serious water stress, all new housing developments must now comply with the optional water efficiency standard set out under Building Regulations Part G. This standard limits water consumption to 110 litres per person per day.

In respect of existing permissions, the Council's guidance confirms that:

"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."

Accordingly, this application seeks to amend the current permission to remove the water neutrality-related conditions and replace them with a condition requiring compliance with the Optional Technical Standard of Building Regulations Part G (i.e. 110 litres of water per person per day).

It is considered appropriate that this new condition be imposed as a regulatory condition, consistent with the Council's standard approach, and that no formal discharge process should be necessary given its alignment with building control requirements.

As this proposal does not alter the approved development or revisit any previous planning judgements, but simply implements the Council's updated guidance following Natural England's withdrawal of its statement, it is respectfully requested that this application be determined promptly and without unnecessary delay.

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

Please remove conditions 3 and 4 and apply a condition requiring compliance with the Building Regulations Part G Optional Technical Standard referred to above.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

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?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] 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
- [x] The Agent

Title

Mr

First Name

Daisy

Surname

Tompsett

Declaration Date

12/11/2025

- [x] 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

Luke Carter

Date

12/11/2025