



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

Rushfields, High Bar Lane, Thakeham, West Sussex RH20 3EH

Applicant Details

Name/Company

Title

Mr

First name

Tim

Surname

Vincent

Company Name

Reside Holdings Ltd

Address

Address line 1

The Dutch House

Address line 2

132-134 High Street

Address line 3

Town/City

Dorking

County

Surrey

Country

Great Britain

Postcode

RH4 1BG

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant 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

Demolition of existing buildings and erection of 25 residential dwellings including vehicular access, landscaping, parking and other related works.

Reference number

DC/20/2577

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

29/07/2025

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

Condition number(s)

3 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 Water Certification Scheme (formerly the Sussex North Offsetting Water Scheme or SNOWS);

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

iii.) 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 sitespecific 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).

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

In light of Natural England's new position statement and Horsham District Council's amended position on water neutrality, we note that the council's statement indicates that a s.73 application and/or deed of variation should be used to update water neutrality requirements. This scheme, which was eligible for SNOWS, only had a planning condition (Condition 3) for delivery of water neutrality. As such, we propose to vary this to now deliver 110 litres per person, per day.

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

We wish it to be changed to

Regulatory Condition: The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 31 and 37 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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

DC/20/2577 High Bar Lane - Water Neutrality

Date (must be pre-application submission)

14/11/2025

Details of the pre-application advice received

From: Matthew.Porter Matthew.Porter@horsham.gov.uk
Sent: 10 November 2025 16:49
To: Tim Vincent <tim@reside.group>
Subject: RE: DC/20/2577 High Bar Lane, Thakeham - Water Neutrality

Dear Tim Vincent,

Yes, you need to submit applications for a s. 73 to remove all WN conditions and replace with a water stress 110 litre/person/day regulatory condition, and variation to a s106 to delete any relevant obligations related to WN.

The timescales to determine are as standard to such application types under delegated powers (unless the s.73 is 'called in' to committee).

Matthew Porter

Principal Planning Officer
Telephone: 01403 215561
Email: Matthew.Porter@horsham.gov.uk
Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

From: Tim Vincent tim@reside.group
Sent: 10 November 2025 16:20
To: Matthew.Porter Matthew.Porter@horsham.gov.uk
Subject: RE: DC/20/2577 High Bar Lane, Thakeham - Water Neutrality

Dear Matthew

In light of Natural England's new position statement and your authority's amended position on water neutrality, we note that the council's statement indicates that a s.73 application and/or deed of variation should be used to update water neutrality requirements. This scheme, which was eligible for SNOWS, only had a planning condition (Condition 3) for delivery of water neutrality. As such, we propose to vary this to now deliver 110 litres per person, per day.

Please can you advise if you have specific working for a revised conditions and an idea of timescales would be helpful to please.

Kind regards

Tim

Tim Vincent
Development Director

01306 877500
07710 268669
Reside Developments Ltd, The Dutch House, 132-134 High Street, Dorking RH4 1BG
www.residedevelopments.co.uk

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?

E.g. All the land is owned by a single individual

☐ Yes

☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?

E.g. The land is owned by 2 people and the applicant can provide details of those owners.

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

7

Suffix:

Address line 1:

Monmouth Avenue,

Address Line 2:

Topsham

Town/City:

Exeter

Postcode:

EX3 0AF

Date notice served (DD/MM/YYYY):

04/06/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

40

Number:

Suffix:

Address line 1:

Tongdean Road,

Address Line 2:

Town/City:

Hove

Postcode:

BN3 6QE

Date notice served (DD/MM/YYYY):

04/06/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

75

Suffix:

Address line 1:

Netherhall Way,

Address Line 2:

Town/City:

Cambridge

Postcode:

CB1 8NU

Date notice served (DD/MM/YYYY):

04/06/2026

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Tim

Surname

Vincent

Declaration Date

04/06/2025

☒ 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

Tim Vincent

Date

04/06/2026