

Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

4 June 2026

Dear Sir

Re: Application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 3 of Planning Permission reference DC/20/2577

[REDACTED]
We are pleased to submit this application relating to water neutrality at Rushfields, High Bar Lane, Thakeham, West Sussex RH20 3EH

The original condition was imposed to ensure the development achieved 'water neutrality' in accordance with the Natural England Position Statement (September 2021). However, on 31 October 2025, Natural England formally withdrew this Position Statement following a strategic agreement between the Government, Southern Water, and the Environment Agency.

As confirmed by Horsham District Council's updated guidance (October 2025), development in the district is no longer required to demonstrate water neutrality. Consequently, the existing condition is no longer "necessary or reasonable" under the tests set out in the National Planning Policy Framework (NPPF).

[REDACTED]
We request the removal of Condition 3. In its place, we acknowledge that the Council will wish to apply the standard condition requiring compliance with the Building Regulations Part G Optional Technical Standard (110 litres per person per day), as per the Council's current policy for new dwellings.

In support of this application, please find enclosed:

- Completed Application Form.
- The relevant application fee.

We look forward to receiving confirmation of the validation of this application.

Yours faithfully

[REDACTED]

Tim Vincent
Development Director