n.j.a town planning Ltd

Applications & Appeals Services
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FAO Tamara Dale
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Ref: 23/234

14 October 2024

DISCHARGE OF CONDITION APPLICATION

Dear Tamara

LPA Ref:	**DC/23/1758**
Applicants	**Mr and Mrs M O'Farrell**
Proposal:	**Discharge of Condition 5 (Water Efficiency) of planning application DC/23/1758 for conversion and extension of existing piggery to provide annexe accommodation**
Site:	**Frithknowle Farm, Picts Lane, Cowfold, West Sussex, RH13 8AN**

Please accept this Discharge of Condition Application to Discharge pre-commencement Condition 5; (a copy of the decision is submitted with the application for ease of reference).

5) *No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality strategy (Water Neutrality Report reference C2795 Rev P- by CGS Civils dated 16.08.2023) have been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties

under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

In respect of Condition 5 please see the attached document from CGS Civils "COND 5 - C2795 Water Efficiency Measures_P1" and "COND 5 - C2795_Water Neutrality Report_P1" dated 8 October 2024. These comprehensive details provided are submitted in full discharge of this condition.

I trust this is sufficient for now to enable you to validate the application but should you have any queries please do not hesitate to contact me.

Yours faithfully

[redacted]

Nikolas J. Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited