Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2012
Woodend , Water Lane, Storrington, West Sussex, RH20 3LY

DESCRIPTION:

Variation of Condition 1 of previously approved application DC/25/0861 (Conversion of existing dwelling into two dwellings) for changes to internal layout and fenestration alterations. Removal of Conditions 3 and 4 relating to water neutrality.

RELEVANT PLANNING HISTORY:

DC/20/0474	Erection of a timber garage.	Application Permitted on 18.05.2020
DC/20/0901	Prior Approval for the erection of a side extension that also projects 5 metres beyond the rear elevation of the original dwelling, comprising a maximum height of 4.00m and an eaves height of 2.600m	Withdrawn Application on 06.10.2020
DC/20/1174	Erection of a single storey side and rear extension.	Application Permitted on 24.08.2020
DC/25/0861	Conversion of existing dwelling into two dwellings	Application Permitted on 10.09.2025

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018 - 2031:
Policy 14 – Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Horsham District Council – Arboriculture: No Arboricultural concerns are raised with the Variation of Condition 1 of previously approved application DC/25/0861 or Removal of Conditions 3 and 4 relating to water neutrality.

Natural England: Natural England currently has no comment to make on the variation of condition 1 and removal of conditions 3 & 4.

Southern Water: Southern Water have no objections to discharge condition 1 (Alterations to first floor) due to no addition floor space required. Southern Water has no objections for the removal of conditions 3 & 4 (water neutrality).

West Sussex County Council Local Highways Authority: The alterations will not cause any significant changes to the number of trips or use of the existing access. No objection is raised.

Parish Comments:

None received

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Variation of Condition 1

The proposal seeks to Variation of Condition 1 of previously approved application DC/25/0861 (Conversion of existing dwelling into two dwellings) for changes to internal layout and fenestration alterations. Removal of Conditions 3 and 4 relating to water neutrality at Woodend, Water Lane, Storrington.

The proposal seeks to vary condition 1 (plans) from approved application DC/25/0861. The proposal seeks to alter some fenestration on the property. This is considered a minor change. The variation would generally maintain the general character and visual amenity of the approved scheme and would not result in any adverse impact on the wider surrounding area. It is considered there are no implications in respect of neighbouring amenity above the existing scheme. For these reasons, the proposed alterations are considered acceptable.

Removal of Condition 3; 4

In addition, the proposal seeks to remove conditions 3 and 4 from the previous application. Condition 3 and 4 are detailed below:

3 ***Pre-Commencement (Subdivision) Condition****: No development, other than external landscaping / external layout related works, shall commence until full details of the water*

efficiency measures and rainwater / greywater harvesting system required by the approved water neutrality strategy (WATER NEUTRALITY STATEMENT: 20250425P1 v3.0 received 30/07/2025) 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 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4 ***Pre-Occupation Condition**: Prior to the first simultaneous occupation of both dwellings evidence shall be submitted to and been approved in writing by the Local Planning Authority demonstrating that the approved water neutrality strategy for each dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.*

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 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The matter of the principle of development was established during the assessment of DC/25/0861. Since the determination of the above application, there have been no changes to the position of the development plan. Overall, the removal of condition 3 and would not be contrary to the development plan.

Water Neutrality:

The application seeks to remove a pre-commencement condition which required the development to be carried out in accordance with SNWCS or to submit further information in respect of the applicant's water neutrality statement. The condition is no longer required.

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Conclusions:

The site is located within the built-up area boundary of Horsham, the principle of residential development in this location is supported. The application seeks to remove a condition in which the applicant was required to demonstrate water neutrality. Since the relevant application was considered, the Natural England position statement has been withdrawn and the condition is no longer required. It is appropriate and acceptable in this instance therefore for the condition to be removed.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted must be commenced by the 10 September 2028.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **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 in accordance with Policy 37 of the Horsham District Planning Framework (2015), and 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), Paragraph 193 of the National Planning Policy Framework (2024), and to allow 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).

4 **Pre-Occupation Condition**: Prior to the first simultaneous occupation of both dwellings provision for the storage of refuse and recycling shall be provided in accordance with the approved plans.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Occupation Condition**: Prior to the first simultaneous occupation of both dwellings the cycle parking facilities shall be made available for use in accordance with the approved plans. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: Prior to the first simultaneous occupation of both dwellings the parking and turning facilities shall be implemented in accordance with the approved plans. The parking and turning facilities shall be retained as such thereafter.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/2012

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Floor plan	Ground Proposed + Windows	EL/07A	30.01.2026
Elevation plan	Proposed	EL/07B	30.01.2026
Elevation plan	Proposed	EL/01B	30.01.2026
Location plan		2025/06	22.05.2025
Block plan	Roof	2025/05 F	28.08.2025
Elevation plan	Existing and proposed	EL/01	09.06.2025
Elevation plan	As Existing	EL/02	09.06.2025
Floor plan	As existing	EL/03	22.05.2025
Plans	Visual Splays	NONE	09.06.2025
Supporting Docs	West Sussex Highways Comments	NONE	22.05.2025
Design & Access Statement		NONE	09.06.2025
Floor plan	First floor proposed	EL/09	26.01.2026

DELEGATED

Case Officer sign/initial J Burrowes Date: 27/01/2026

Authorising Officer sign/initial RHERMITAGE Date: 03.02.2026