Planning Statement
Section 73 Application
Removal of Condition 4 and Variation of Condition 1

DC/25/0054

Cotlands Paddock, Horsham Road, Cowfold, West Sussex, RH13 8AH

Introduction

This application seeks the removal of condition 4 and variation of condition 1 attached to planning permission DC/25/0054 to remove any water neutrality requirements.

The purpose of the application is to remove the water neutrality requirements imposed by the existing conditions, on the basis that these requirements are no longer considered applicable to the development.

Proposal

The principle of the development has already been established through the grant of planning permission under application DC/25/0054. As such, this Section 73 application is limited solely to the removal of condition 4 and variation of condition 1. All other planning conditions attached to the original consent are proposed to remain unchanged unless varied by the Local Planning Authority.

Planning Assessment

The proposed variation and removal of conditions would not alter the approved siting, scale, design or intended equestrian use of the stables and barn, nor would it introduce any additional built development beyond that already permitted.

The application is intended solely to ensure that the conditions attached to the planning permission remain necessary, reasonable and proportionate to the development and the current planning circumstances.

The application seeks the complete removal of Condition 4, insofar as it imposes water-neutrality requirements on the approved development.

The condition was imposed under the previous water-neutrality regime. Following the withdrawal of Natural England's Position Statement and the subsequent change in Horsham District Council's approach, the continued retention of a condition solely concerned with water neutrality requires reconsideration.

The removal of Condition 4 would bring the planning permission into line with the current position adopted by the relevant statutory and planning authorities.

The proposed removal would not authorise any additional development or change the approved use of the site. It would remove an obsolete planning restriction arising from the previous water-neutrality framework.

The applicant therefore considers that the continued retention of Condition 4 is no longer necessary or proportionate in light of the revised circumstances.

The application also seeks to vary Condition 1 to remove the water-neutrality requirements and associated references, insofar as these are incorporated into the condition.

The purpose of the variation is to ensure that Condition 1 to remove the Water Neutrality Report and Water Management Plan Rev 3 (Promethean Planning 20 February 2025) from the list of schedule of plans/documents in condition 1.

The amended condition should retain the relevant requirements relating to the approved development, while deleting only those provisions that specifically relate to water neutrality.

The variation would not affect the remaining elements of the planning permission or remove any unrelated planning controls.

Conclusion

The withdrawal of Natural England's Water Neutrality Position Statement on 31 October 2025 represents a material change in circumstances since the water-neutrality requirements were originally imposed.

Horsham District Council has subsequently confirmed that applicants are no longer required to provide bespoke water-neutrality solutions and that applications to remove existing water-neutrality conditions will be considered through the appropriate planning process.

In these circumstances, the applicant considers that the continued retention of the water-neutrality requirements under Conditions 1 and 4 is no longer necessary or proportionate.

The proposed variation of Condition 1 and removal of Condition 4 would bring planning permission DC/25/0054 into line with the current planning position, without changing the approved development or affecting the remaining planning conditions.

For the reasons set out in this assessment, the applicant respectfully requests that Horsham District Council approve the variation of Condition 1 and the removal of Condition 4 of planning permission DC/25/0054.

The application is therefore respectfully submitted for the Local Planning Authority's favourable consideration.