Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Our ref:	DISC/25/0230
Your ref:	24/292 - Fir Trees DOC
Email:	planning@horsham.gov.uk
Direct Line:	01403 215497
If Calling Please ask for:	Marie Riggs
Date:	17th September 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Condition 3 to approved application DC/24/1905

Fir Trees, Westward Lane, West Chiltington, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

3. **Pre-Commencement (Slab Level) Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement by CGS Civils dated 25.03.2025). The swimming pool hereby permitted shall not be first used (through its filling with water) until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the development has been implemented in full. The evidence shall include photographs of the measures installed and details of the measures to ensure the swimming pool sources water by way of delivery without placing additional demand on the mains water supply and the Sussex North Water Catchment Area. The installed measures and swimming pool shall be retained and filled in accordance with these agreed details 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 193 and 194 of the National Planning Policy Framework (2023), 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).

Date of approval - 17th September 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Installed Fittings Survey	C3480	25.07.2025
Supporting Statement	Covering letter	24/292	25.07.2025

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control