



Planning Statement

PROPOSAL:
REMOVAL OF CONDITION NO.3
(WATER NEUTRALITY) FROM
PLANNING PERMISSION
REF. DC/23/1397

SITE:
CROFTERS
ROCK ROAD
WASHINGTON
W SUSSEX RH20 3BQ

APPLICANT:
MR & MRS J DUNNE

Planning Background

Under application ref. DC/23/1397 planning permission was granted on the 31st May 2024 to convert an outbuilding at Crofters, Rock Road, Washington, West Sussex to a self-contained annexe.

Condition No.3 on the consent stated:

‘The annexe hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved Water Neutrality Report has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation and completion of as built Part G Water Calculator or equivalent. The installed measures shall be retained as such thereafter.’

Whilst conversion work on the annexe has commenced, it has not been completed and is not therefore occupied.

The Policy Background

Subsequent to the grant of planning permission ref. DC/23/1397 the policy stance, in respect of Water Neutrality in the District, has changed.

Natural England, as of the 31st October 2025, withdrew their Water Neutrality Position Statement for the Sussex North Water Supply Zone.

Consequently, residential development in the Sussex North Area is no longer subject to a Water Neutrality Test. Consents subsequently issued for residential development have reverted to the standard water consumption condition which reads as follows:

‘The dwelling hereby permitted shall meet the optional requirement of Building Regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.’

Evaluation

Following Natural England’s changing the policy stance on Water Neutrality in the North West Sussex Area, it has now become common practise for historic planning permissions to have their Water Neutrality conditions removed, as and when a Section 73 application is made.

In place of the Water Neutrality Condition, the standard water consumption restriction set out above, has been applied in its place.

There is no objection from the applicants to such a Condition, given that the conversion has been designed to meet these maximum water consumption limits.

It is more cost-effective for the applicant’s to seek the removal of this Condition as the approved Water Neutrality scheme required expensive works to the existing main house, in order to meet the Neutrality Test.