Horsham District Council

ADDENDUM

Planning Committee – 21st October 2025

This addendum relates to agenda items 5, 6, 7 & 8.

Water Neutrality:

On the 8th October 2025, the Government issued a press release setting out that 'a landmark agreement' has been reached between government, regulators and the water industry to resolve the water supply issues in the Arun Valley, enabling building work to 'begin from 1 November'. In essence this press release foresees that water neutrality will no longer be a material planning consideration from 1 November as a strategic-level solution has been agreed to ensure adverse impacts on the Arun Valley habitat sites, as identified in the Natural England Position Statement of September 2021, will be avoided.

The press release states that 'Under the agreement by Defra, Natural England, the Environment Agency and Southern Water, the water company will change its water abstraction permits to limit the amount of water taken from local rivers and wetlands, as well as provide funding to restore habitats.' The press release goes on to state that 'New homes will also be built to higher water efficiency standards in line with the building regulation guidance for water scarce areas, reducing daily water use and easing pressure on local watercourses.'

As it stands, however, the Natural England Position Statement of September 2021 still officially remains in place and until such time that it is formally withdrawn, and the Council agrees that the evidence supports its withdrawal, all developments will continue to need to demonstrate water neutrality.

It is though recognised that the Position Statement is likely to be withdrawn by the end of October, and this may mean that water neutrality is no longer a constraint on development. Whilst the withdrawal of the Position Statement, and the potential removal of water neutrality as a constraint, will not impact on the balance of material considerations set out in the agenda reports it will impact on the recommended conditions to each.

Therefore, to ensure this situation is appropriately addressed, the Officer recommendations for agenda items 5, 6, 7 & 8 are amended as follows:

> **To approve planning permission subject to the conditions [and s106 agreement in respect of agenda item 5] set out in the report, with authority delegated to the Head of Development and Building Control to remove and/or replace any the conditions which become unnecessary as a result of the potential incoming position change on Water Neutrality**.

For the avoidance of doubt, the removed/replacement conditions that would be relevant to each agenda item are as follows:

Agenda item 5
(DC/25/0415- Former Novartis Site, Parsonage Road, Horsham)

- Removal of Conditions 3 and 21; and

- The addition of the following condition:

  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).

Agenda item 6
(DC/25/0318- Rose View Park, Hill Farm Lane, Codmore Hill)

- Removal of Condition 5; and
- The addition of the following condition:

  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).

Agenda item 7
(DC/24/1502- Sussex Topiary, Naldrets Lane, Rudgwick):

- Removal of Condition 4; and
- The addition of the following condition:

  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).

Agenda item 8
(DC/25/1198- 1 Stanley Walk, Horsham):

- Removal of Condition 3; and
- The addition of the following condition:

  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).

Agenda items 9 and 10
Not applicable

End