Batcheller Monkhouse

Stratton House
57 Lower Street
Pulborough
West Sussex
RH20 2AZ

Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham

[redacted]

9th May 2025

Dear Sir / Madam

DC/23/0460 – Mill Farm, Mill Lane, Itchingfield, West Sussex

Demolition of an agricultural building and the erection of a two-storey dwelling (as an alternative to prior approval reference DC/21/2075).
Discharge of Condition 7

This letter accompanies a Discharge of Condition application relating to the demolition of an agricultural building and the erection of a two-storey dwelling (as an alternative to prior approval reference DC/21/2075).

Background

Planning permission was granted under reference DC/24/1179 dated 2nd May 2024.

The approval was subject to the following pre-occupation condition which requires the following:

Condition 7 - Pre-Occupation Condition: The development hereby permitted shall be undertaken in full accordance with the water neutrality statement (Batcheller Monkhouse, dated June 2023). The dwelling hereby permitted shall not be occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the installations, appliances and fittings detailed at Appendices A and B to the water neutrality statement have been installed to the indicated standard of efficiency. 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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Condition 7

Attached to this application is a report outlining the installed fixtures and fittings, as well as the rainwater harvesting systems, in accordance with the Water Neutrality strategy set out in the signed Section 106 agreement.

I trust the attached information is acceptable in order to discharge condition 7.

Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully

[redacted]

Charlotte Catton-Giltinane
Planning and Development

Enc. Water Neutrality DOC Report