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FAO Head of Planning
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Ref: 24/288

12 June 2025

DISCHARGE OF CONDITION APPLICATION

Dear Sir/Madam

LPA Ref:	**DC/25/0129**
Applicant	**Mr G Batchelor**
Proposal:	**Discharge of Condition 3 (Water Neutrality) of planning application DC/25/0129 for change of use of Buildings B, C and D from agriculture to Light Industrial (Use Class E) and Storage and Distribution (Use Class B8) together with associated works including erection of toilet block and parking**
Site:	**Tickfold Farm, Marches Road, Kingsfold, West Sussex, RH12 3SE**

Please accept this Discharge of Condition Application to Discharge Condition 3 (a copy of the decision is submitted with the application for ease of reference).

(3) ***Pre-Commencement Condition****: No development shall commence until either:*

i.) Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Offsetting Water Scheme;

or

ii.) A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The

site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and

iii.) The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable 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).

In respect of Condition 3, the attached document 'CON 3 - AEG04836_RH12_Kingfold_08_WNS_REVB' as prepared by Aegaea provides comprehensive details submitted in full discharge of this condition.

I trust this is sufficient for now to enable you to validate the application, but should you have any queries please do not hesitate to contact me.

Yours faithfully

[redacted]

Nikolas J. Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited