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Planning Department
Albery House
Springfield Rd
Horsham
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23rd June 2026

Dear Sir / Madam

Removal of Condition Application Relating to DC/23/0460

I am writing in relation to planning application DC/23/0460 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. Planning permission was granted on 2nd May 2024.

On 14 September 2021, Natural England issued a Position Statement identifying that the Sussex North Water Resource Zone (WRZ) was an area of serious water stress, as defined by the Environment Agency. As a consequence, developments within the WRZ were required to demonstrate water neutrality and ensure that proposals would not result in increased water consumption that could adversely affect protected habitats within the Arun Valley.

In response to the Position Statement, a Water Neutrality Statement was submitted in support of the application. This outlined the proposed water offsetting measures required to demonstrate that the development would achieve water neutrality. The approved strategy subsequently formed the basis of Condition 7 attached to the planning permission, which states

Condition 7: Pre-Commencement Condition:

The development hereby permitted shall be undertaken in full accordance with the water neutrality statement (Batchelor 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).
On 31st October 2025, Natural England issued a Withdrawal Statement confirming that its Position Statement dated September 2021 has been withdrawn.

This followed an agreement between Natural England, Southern Water, and the Environment Agency regarding abstraction licensing arrangements to ensure that development would not adversely affect protected habitats within the Arun Valley.

Subsequently, Horsham District Council confirmed that applications are no longer required to provide:

1. A Water Neutrality Statement;
2. A payment into the Sussex North Water Compensation Scheme (SNWCS); or
3. Bespoke planning conditions or Section 106 obligations relating to water neutrality.

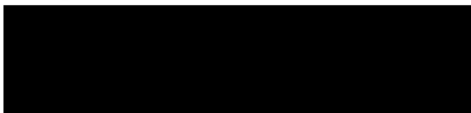
The Council also confirmed that, where existing planning permissions contain bespoke water neutrality conditions, applications made under Section 73 of the Town and Country Planning Act 1990 (as amended) would be considered to remove such conditions.

In light of the withdrawal of Natural England's Position Statement, together with the Council's updated position, the policy and regulatory basis for Condition 7 no longer applies. The condition is therefore no longer necessary, relevant, or reasonable and does not meet the statutory tests for planning conditions.

Accordingly, we respectfully request the removal of Condition 7 pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended).

Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully



Charlotte Catton-Giltinane AssocRTPI
Senior Planner
Planning and Development

Enc. Decision Notice





Miss Clare Bartlett
Batcheller Monkhouse
New Bartram House
3-5 Swan Court
Station Road
Pulborough
West Sussex
RH20 1RL

**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).**

Your application DC/23/0460 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Miss Clare Bartlett
Batcheller Monkhouse
New Bartram House
3-5 Swan Court
Station Road
Pulborough
West Sussex
RH20 1RL

Application Number: DC/23/0460

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr and Mrs Clare Bartlett, Batcheller Monkhouse

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

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

Mill Farm, Mill Lane, Itchingfield, West Sussex

to be carried out in accordance with Application No. DC/23/0460 submitted to the Council on 12/04/2023 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 02/05/2024

- Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing	D920/03A	13.03.2023
Floor plan	Proposed ground	D920/10C	13.03.2023
Section plan	Proposed	D920/12B	13.03.2023
Elevation plan	Proposed	D920/13B	13.03.2023
Elevation plan	Proposed	D920/14B	13.03.2023
Floor plan	Proposed first	D920/11C	13.03.2023
Location plan		D866/10K	21.06.2023

Block plan		D920/02G	21.06.2023
Design & Access Statement	Planning	NONE	03.04.2023
Supporting Statement	Water Neutrality	NONE	13.03.2023
Block plan	Existing	D920/15B	13.03.2023

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Regulatory (Time) Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement (Slab Level) Condition:** No part of the development hereby permitted shall be commenced above ground floor slab level until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- Details of all existing trees and planting to be retained
 - Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 - Details of all boundary treatments
 - Ecological enhancement measures set out at Section 9 to the Preliminary Ecological Appraisal and Preliminary Roost Assessment (aLyne Ecology Ltd, Version 001, dated 30.06.2023)

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, in the interests of visual amenity and to ensure a proportionate biodiversity net-gain in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement (Slab Level) Condition:** Prior to the commencement of development above ground floor-slab level, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall, subsequently, be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), under no circumstances should any other external lighting be installed without the express prior consent of the Local Planning Authority.

Reason: In accordance with the requirements of Policy 31 of the Horsham District Planning Framework (2015), and to enable the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan D920/02G and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number D920/02G. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality statement (Batchelor 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).

- 8 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no fence, wall or other means of enclosure, other than as approved pursuant to the landscaping strategy subject of condition 3, shall be formed to the north of the approved dwelling without the express written approval of the Local Planning Authority.

Reason: To ensure that the creation of domestic garden space to the north of the approved dwelling is appropriate to the undeveloped and rural character of land to the north of the application site, and to ensure that the approved development remains appropriate to its respective setting in accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** All works hereby approved shall be carried out strict accordance with the recommended mitigation and avoidance measures contained within the Preliminary

Reason: In accordance with the requirements of Policy 31 of the Horsham District Planning Framework (2015), to protect protected and priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006

- 10 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved elevation plans (refs: D920/13B and D920/14B).

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.