



**MARLPOST MEADOWS, BONFIRE HILL,
MARLPOST, SOUTHWATER, RH13 9BU**

SUPPORTING STATEMENT FOR:

Variation of Condition 1 to substitute plans to previously approved application DC/25/0110 (Construction of chalet style dwelling with integral garage. Alteration to existing vehicle access and construction of a secondary entrance/access) for installation of photovoltaic solar panels, zinc seam roof over veranda, tongue and groove cladding and reduction of sun tubes and Deletion of Conditions 3 & 4 (Water Neutrality) and replacement with Water Consumption requirements

DECEMBER 2025

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1.0 INTRODUCTION & BACKGROUND

- 1.1 Planning permission was granted for construction of a chalet style dwelling with integral garage DC/25/0110. Alteration to existing vehicle access and construction of a secondary entrance/access.
- 1.2 Having obtained planning permission, the Applicants looked further into optimising the scheme for construction and made an NMA application (DC/25/1670) for

Non-Material Amendment to previously approved application DC/25/0110 (Construction of chalet style dwelling with integral garage. Alteration to existing vehicle access and construction of a secondary entrance/access) for installation of photovoltaic solar panels, zinc seam roof over veranda, tongue and groove cladding and reduction of sun tubes.

- 1.3 This application was refused on the grounds that the proposed alterations to the previously approved development were considered to represent a level of change greater than can be considered as a non-material amendment under Section 96A of the Town and Country Planning Act 1990.
- 1.4 Following the refusal of the NMA application and correspondence with the Officer it was signalled there were no objections to the package of changes but these need to be captured through a S73/MMA application. The changes proposed are outlined in section 2.0 of this statement and in addition this application proposes the deletion of condition 3.0 relating to water neutrality.

2.0 VARIATION TO CONDITION 1

2.1 The proposal is to vary Condition 1 the plans condition to substitute the plans to allow for the following changes:

2.2 Installation of Photovoltaic solar panels

The proposal is to install 16 PV panels. It transpires that the UKPN can only supply 14 KVA from the local grid, Marlpost is on the end of a spur that doesn't currently have any upgrade potential. An electrical analysis shows that the proposed building requires 18 KVA to power it. The proposed photovoltaic panels will therefore sustainably generate and compensate for the short fall in conjunction with a battery storage system. The panels will be "in roof mounted" (mounted directly to the battens) and sit flush with the roof tile.

For the reasons outlined the PV panels seem an entirely reasonable request and do not detrimentally affect the architectural style or appearance of the property.

2.3 Zinc Seam Roof

The veranda as designed has a low pitch roof (10 degrees) minimising its visual impact, but it transpires that clay tiles are not a realistic option at such a shallow angle. It is understood that the lowest practical limit for clay tiles is around 22 degrees. Below this pitch there is capillary action on the underside of the tile, which would cause damp and water ingress in the roof space. The proposal is to go with a standing seam zinc panel roof for the veranda.

For the reasons outlined the switch to a zinc panel roof is the correct material for the roof angle and given its very modest covering would not detract from rather add further design interest beneficial to the character and appearance of the property.

2.4 **Timber Cladding**

The existing plans indicate a shiplap finish, but the intention is for tongue and groove. This is a minor point of correction, and the same material and finish will be used.

2.5 **Sun tubes & Internal layout**

The elevations submitted with the planning application indicated two sun tubes but due to the very minor changes to the internal room layout only one is now required.

2.6 These alterations are considered to be minor within the spirit of the permission and do not alter the footprint, height, scale & massing or use of the building. For the avoidance of doubt permitted drawings First Floor Plan 03 Rev F and Elevations 04 Rev F are to be superseded by 03 Rev K and 04 Rev M submitted as part of this application.

3.0 DELETION OF CONDITIONS 3&4 (WATER NEUTRALITY)

3.1 As part of this application the removal of conditions 3&4 relating to water neutrality is requested and its replacement with a condition requiring compliance with the Optional Technical Standard of Building Regulations Part G (110 litres of water per person per day).

3.2 This request follows the withdrawal of Natural England's former Position Statement on water neutrality. As confirmed on the Council's website,

"This follows agreement between Natural England, Southern Water and the Environment Agency that a reduction in the licence cap on water abstraction will ensure with sufficient certainty that development will not adversely impact the protected Arun Valley habitats. This is the primary element of interest to local authorities in making decisions regarding relevant plans or projects, as it removes the connection between abstraction and growth."

Natural England has now advised that issues of water abstraction can be addressed without requiring individual developments to demonstrate water neutrality. There is no need for water neutrality statements, no payments to SNWCS and no bespoke conditions or s106 obligations requiring water neutrality to be demonstrated.

3.3 Following Natural England's updated position, the Council remains mindful that the area remains one of having significant water stress and as a result *"all applications for new housing will be required by condition to comply with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework"*. This standard limits water consumption to 110 litres per person per day. In respect of existing permissions, the Council's guidance confirms that:

"For applicants who have existing planning permissions with conditions and s106 obligations requiring compliance with bespoke water neutrality

mitigation, we will consider applications under s.73 of the Town and Country Planning Act to remove those conditions, and any associated applications to vary or discharge any relevant s106 obligations. If your permission is for new dwellings, we will instead apply a condition requiring compliance with the Building Regulations Part G Optional Technical Standard referred to above. This is the same condition we applied to all new dwellings prior to the 2021 Position Statement.”

- 3.4 Accordingly, as set out above this application seeks to amend the current permission to remove the water neutrality conditions and replace with a condition requiring compliance with the Optional Technical Standard of Building Regulations Part G (110 litres of water per person per day). The expectation is that this will be applied as a regulatory condition as normal and given the uniqueness of this issue it would not alter the approved scheme.
- 3.5 In summary it is hoped that having regard to latest guidance this request will be approved as soon as possible.