



Horsham District Council

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Cattlestone Farm
Address Line 1	Harbolets Road
Address Line 2	
Address Line 3	West Sussex
Town/city	West Chiltington
Postcode	RH20 2LG

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
510049	119985

Description

Applicant Details

Name/Company

Title

Mr

First name

Alan

Surname

Dougharty

Company Name

Address

Address line 1

Cattlestone Farm

Address line 2

Harbolets Road

Address line 3

Town/City

West Chiltington

County

West Sussex

Country

Postcode

RH20 2LG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

RH19 2LP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing dwelling and associated outbuildings and erection of a two-storey dwelling

Reference number

DC/23/2021

Date of decision (date must be pre-application submission)

15/11/2024

Please state the condition number(s) to which this application relates

Condition number(s)

4, 8

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

At the time condition's 4 and 8 were imposed, Horsham District Council required developments to demonstrate water neutrality. Since the planning application was approved, Natural England have confirmed that their Water Neutrality Position Statement of September 2021 has been withdrawn. As a result, Horsham District Council has formally removed the requirement for water neutrality, and it is no longer applied as a policy requirement for new development.

Given this change in position, the continued application of a water neutrality condition is no longer justified, necessary, or reasonable.

This application seeks to remove the water neutrality related conditions and replace them with a condition that demonstrates compliance with Part G of the Building Regulations. Part G is a mandatory Building Control requirement and ensures that the development achieves an appropriate level of water efficiency through a maximum potable water consumption (i.e 110 litres per person per day).

It is requested that compliance with Part G is recognised as a regulatory matter rather than controlled through planning conditions. This approach is consistent with national planning guidance, which seeks to avoid duplication between the planning and Building Control regimes.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Please remove conditions 4 and 8 and apply a regulatory condition requiring compliance with the Building Regulations Part G.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Ms

First Name

Nicole

Surname

Godwin

Declaration Date

13/01/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Nicole Godwin

Date

13/01/2026