



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

S106/26/0005

Angel Sand Pit, Water Lane, Storrington, West Sussex,

DESCRIPTION:

Deed of Discharge for removal of Water Neutrality obligations relating to application DC/23/2144

RELEVANT PLANNING HISTORY:

DC/23/2144	Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19.	Application Permitted on 14.08.2024
DC/26/0219	Variation of conditions 34 and 35 of previously approved application reference DC/23/2144 (Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19) relating to water neutrality.	Application Permitted on 03.06.2026

PLANNING ASSESSMENT

Planning Application DC/23/2144 was granted consent on 14.08.2024. This permission was for the following:

Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19.

Following the approval of as73 application in June 2026 under DC/26/0219 to remove the associated planning conditions which related to the Water neutrality requirements (Conditions 34 and 35 of DC/23/2144), a deed of discharge is now sought for the s106 agreement in its entirety.

This is justified following receipt of Natural England's withdrawal statement on 31st October 2025 confirming that the Position Statement had been withdrawn following an agreement between Natural England, Southern Water and the Environment Agency that a reduction on the licence cap on water

abstraction will ensure with sufficient certainty that development with the SNWSZ would not adversely impact protected Arun Valley habitats.

As a result of this, it is no longer relevant or necessary to provide the required water neutrality mitigation measures secured within the s106 legal agreement, which had previously been secured at the off-site location of the following sites:

- 1) *Land at Lancasters Farm, Littleworth Lane, Partridge Green;*
- 2) *Land on the South-East side of Littleworth Lane, Partridge Green;*
- 3) *Land on the West Side of Littleworth Lane, Partridge Green,*

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

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.

Plans list for: S106/26/0005

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 21/07/2026

Authorising Officer sign/initial J Hawkes Date: 21.07.2026