



Our ref: AML/AR

Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

16th January 2026

Dear Sirs

Re: Clearance of Conditions 3 and 4 on Approval DC/19/1257 – Copped Hall Old Dairy

We write to submit an application on behalf of Mr R Hurst of Copped Hall Old Dairy, Okehurst Lane, Billingshurst, RH14 9HR, to discharge the above conditions from the original planning consent.

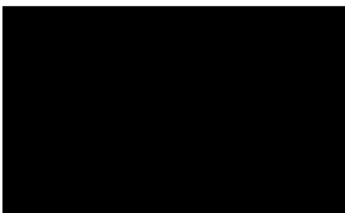
Previous applications, (Disc/22/0270 & Disc/25/0072) were made to discharge the conditions but were refused under the application of the principles from the “CG Fry Court of Appeal case” with regard to the issue of water neutrality. We understand that HDC is no longer applying this principle as long as the proposed property meets the requirements of the building regulations with regard to water usage.

We further understand from the delegated report dated 9th July 2025 that the previously submitted details for each of the conditions were satisfactory, were it not for the Water Neutrality issue. We have therefore submitted the same De-Contamination Verification report and Drainage Layout as previously submitted.

We have also submitted the Final Building Control Certificate which confirms that the conversion of the outbuilding was completed to a standard that has a maximum water consumption of 110litres per day per person. We believe this satisfies the policy position HDC has adopted post agreement with SW and the SoS on water neutrality.

If you have any queries, please do not hesitate to contact the undersigned.

Yours Sincerely



A M LEAHY BSC MIOD FRICS
Managing Director

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