

**CH1264/ PLANNING STATEMENT FOR VARIATION OF CONDITON APPLICATION TO DC/23/1937
LAND TO REAR OF 1 DOWNS VIEW TERRACE STAPLES BARN LANE HENFIELD**

This is an application for a Variation of Condition (S73) to Condition 5 of the planning approval DC/23/1937 which was granted in April 2024 and amended by variation for change of materials in January 2025 under number DC/24/1738 and DC/25/1106 in September 2025.

- 4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality statement (C2932 P4 received 23.02.2024) have been submitted to and approved in writing by the Local Planning Authority.

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 and species).

- 5 **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (C2932 P4 received 23.02.2024). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. 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).

The variation is to remove the water neutrality conditions in Condition 5 (DC/23/1937), following legislative changes and water neutrality now no longer being required by Horsham District Council. We have discharged Condition 4 already in October 2025 but now wish for Condition 5 to be removed in full.

The condition numbers vary between the different approved documents, but the wording remains materially the same. In the latest varied permission DC/25/1106, they are listed as 3 and 4 respectfully. And in the DC/24/1738 likewise 3 and 4.

Informal consultation was undertaken with the planning officer at Horsham DC in April 26 and the advice was to submit a Variation of Condition (S73).