n.j.a town planning Ltd

Applications & Appeals Services
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Ms Kate Turner
Development Management
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Ref: 18/304

9 August 2024

DISCHARGE OF CONDITION APPLICATION

Dear Ms Turner

LPA Ref:	**DC/23/2066**
Applicant	**Mr and Mrs M Warren**
Proposal:	**Discharge of Condition 3 (Water Neutrality) & Condition 5 (Contamination) of planning application DC/23/2066 for removal of Conditions 12 and 13 of previously approved application DC/20/0743 (Conversion of existing barns to form tourism accommodation) relating to occupation**
Site:	**Downlands, Sandy Lane, Henfield, West Sussex, BN5 9UX**

Please accept this Discharge of Condition Application to Discharge Conditions 3 & 5 (a copy of the decision is submitted with the application for ease of reference).

3) *The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (CGS Civils 11 Dec 2023 C2963). Within 3 months of the date of the decision hereby granted, evidence shall be submitted to and be 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).

5) *Within 3 months of this decision the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:*

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

In respect of Condition 3 please find attached the following documents as prepared by CGS Civils. The comprehensive details presented are submitted in full discharge of this condition.

- C2963 – Water Neutrality Report dated 11 December 2023
- C2963 – Installed Fittings dated 30 July 2024

In respect of Condition 5 please find attached the following document 'Remediation Verification Report – August 2024 as prepared by EAS Ltd. The comprehensive details presented in this document are submitted in full discharge of this condition.

I trust this is sufficient for now to enable you to validate the application, but should you have any queries please do not hesitate to contact me.

Yours faithfully

[redacted]

Nikolas J. Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited