Horsham District Council

Miss Becky Rayner
Savills (UK) Limited
Savills
Mountbatten House
1 Grosvenor Square
SO15 2BZ
United Kingdom

Our ref:	DISC/25/0222
Your ref:	3H Water Neutrality and Efficiency
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	1st December 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of Details Reserved by Condition 2 of approved application DC/23/1349

Phase 3H, Kilnwood Vale Development Site, Crawley Road, Faygate, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

2. **Pre-Commencement Condition:** No development shall commence until either:

i. Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Offsetting Water Scheme; or

ii. A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and

iii. The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard; or

iv. The Local Planning Authority have confirmed in writing that it is no longer necessary for the development to demonstrate water neutrality.

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 193 and 194 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 1st December 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Email from agents		28.11.2025

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control