



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

S106/26/0006

Ingfield Manor School, Ingfield Manor Drive, Five Oaks, Billingshurst, West Sussex, RH14 9AX

DESCRIPTION:

Variation to remove obligations relating to water neutrality to approved application HRA/24/0006

RELEVANT PLANNING HISTORY:

HRA/24/0006	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to the erection of three temporary classrooms.	Application Permitted on 09.09.2025
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PLANNING ASSESSMENT

A lawful development certificate (DC/24/1682) for siting of two new school buildings, containing three classrooms, for educational use was granted on the 5th of March 2025. Application ref: HRA/24/0006 was submitted to ensure the development was water neutral and this was secured via a Legal Agreement securing the water neutrality requirements.

In September 2021 Natural England released the Position Statement which required that any new development within the SNWSZ be Water Neutral. The Parties agreed to enter into the Original Agreement to secure the required mitigation.

On 31 October 2025 Natural England issued a withdrawal statement confirming that the Position Statement had been withdrawn following an agreement between Natural England, Southern Water and the Environment Agency that a reduction on the licence cap on water abstraction will ensure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.

With Water Neutrality no longer being required to make the development acceptable, consent is sought to discharge the entire original S106 agreement, through a Deed of Discharge. The deed of discharge has now been signed and it is considered appropriate for this to be removed/ approved.

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: S106/26/0006

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

DELEGATED

Case Officer sign/initial Kate Turner Date: 08.10.26

Authorising Officer sign/initial Adrian Smith Date: 08/10/2026