



Horsham District Council

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Alex

Surname

Cole

Company Name

Coles Automotive Property Ltd

Address

Address line 1

Senlac

Address line 2

Shoreham Road

Address line 3

Town/City

Henfield

County

West Sussex

Country

UK

Postcode

BN5 9SE

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Site: Senlac, Shoreham Road, Henfield, West Sussex BN5 9SE
Erection of an E(g)(iii) / B8 building (as an amendment to planning permission DC/20/0049 to alter window and door locations, amend the parking layout and landscaping, relocate the cycle store, extend timber cladding to meet brick plinth, erect solar panels on the western roof slope, and insert a small mezzanine within Unit 3).

Reference number

Planning Permission Ref: DC/23/2064

Date of decision (date must be pre-application submission)

19/04/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 11

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

06/04/2025

Has the development been completed?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Given the formal withdrawal of the Water Neutrality Position Statement and the strategic abstraction licence modifications agreed between Natural England, Southern Water and the Environment Agency, the policy basis for requiring bespoke water neutrality mitigation has been removed.

Condition 11 was imposed solely to address water neutrality concerns arising from the 2021 Position Statement. As those requirements have now been withdrawn at a strategic level, the condition is no longer necessary or reasonable and therefore fails the tests set out in paragraph 57 of the NPPF.

In summary:

- Condition 11 was imposed solely to secure water neutrality in response to Natural England's 2021 Position Statement.
- That Position Statement has been formally withdrawn as of 31 October 2025.
- Horsham District Council has confirmed that no water neutrality statement, bespoke condition, or financial contribution is now required.
- The condition is therefore no longer necessary or reasonable and fails the tests set out in paragraph 57 of the NPPF.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

See above request for removal of condition.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED ***** House name: Senlac Number: Suffix: Address line 1: Shoreham Road Address Line 2: Town/City: Henfield Postcode: BN5 9SE Date notice served (DD/MM/YYYY): 22/01/2026 Person Family Name:
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Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr & Mrs

First Name

Alex

Surname

Declaration Date

16/02/2026

- ☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Emma Cole

Date

16/02/2026