



Development Control  
Horsham District Council  
Albery House  
Springfield Rd  
West Sussex  
Horsham  
RH12 2GB

**Submitted via the Planning Portal**  
10th December 2025

Dear Sir/Madam,

**Land Opposite Brick Kiln Close, Handcross Road, Plummers Plain, Lower Beeding, West Sussex**  
**RE: Application under Section 73 to remove conditions 18, 24 and 25 from planning permission**  
**DC/24/1763.**

We have today submitted via the Planning Portal a condition application under reference **PP-14553439** relating to **DC/24/1763**.

We are writing to submit a Section 73 application of the Town and Country Planning Act 1990 seeking deletion of Conditions 18, 24 and 25 attached to planning permission (Reference DC/24/1763), granted 4<sup>th</sup> August 2025 for **Full planning application for the development of 30 no. residential units including appearance, landscaping, layout, scale and access with associated open space, earthworks, drainage and all other associated infrastructure.**

The conditions subject to this permission were imposed as a result of the position statement issued by Natural England in September 2021 requiring all development in Horsham to demonstrate water neutrality. As a result of an agreement between Natural England, Southern Water and the Environment Agency, this statement has now formally been withdrawn and individual development proposals in Horsham are no longer required to demonstrate water neutrality. We are therefore seeking to remove the conditions outlined below from the permission:

**18 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) Following the completion of the borehole testing, confirmation has been submitted to and been approved in writing by the Local Planning Authority that, the water demand from the proposed development can and will be offset by the offsite borehole in accordance with the Water Neutrality Statement Technical Note 1: Water Neutrality Statement 12th February 2025 by Motion; and the necessary legal agreement to deliver and secure the credits from the approved off-site borehole has been approved by the Local Planning Authority; and*

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*(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 borehole at part (ii) has been fully implemented and is operational.*

#### **24 Pre-Occupation Condition:**

*Prior to occupation of the development, details of the rainwater harvesting system shall be submitted to and approved by the Local Planning Authority. These shall include:*

- (a) Likely contaminants associated with the rainwater harvesting system, including contaminants associated with the components of the proposed system.*
- (b) Proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.*
- (c) Clarification what steps will be taken in the event of equipment failure, including any reactivation of the system after it has been out of use due to lack of rainfall/use.*
- (d) Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit*
- (e) Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.*
- (f) Details of the management company responsible for the maintenance and management of the rainwater harvesting systems.*

#### **25 Pre-Occupation Condition:**

*The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement (Technical Note 1: Water Neutrality Statement 12th February 2025 by Motion). 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, details of the approved rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained and operated as such at all times thereafter.*

Given that this represents a straightforward application that does not seek to revisit the wider scheme in principle or matters of judgement but simply seeks to enact the advice now available of the Council's statement following the withdrawal statement it is requested that this application be dealt with as quickly as possible and without delay.

We trust the information provided is sufficient for you to validate the application, but please do not hesitate to contact me should you require any further information.

Yours sincerely,

Michael

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