# PLANNING COMMITTEE APPLICATIONS

# POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:
DC/24/1763
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.

Land Opposite Brick Kiln Close, Handcross Road, Plummers Plain, West Sussex

---

RESOLVED:
At its meeting on 13th May 2025, Planning Committee resolved to approve the application, in accordance with the Officer recommendation (informed by an addendum to the committee report) and subject to the completion of a s106 legal agreement.

**Material planning considerations arising post-Committee resolution:**

The applicant has agreed to a refined wording to condition 18 (Water neutrality strategy) to make it explicit that the off-site borehole water neutrality strategy option would be subject to a legal agreement to deliver and secure the water credits, as below:

***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*

*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.*

The application agreed to the amended condition wording 15th July 2025.

Completion of Legal Agreement
The s106 legal agreement has now also been completed securing the necessary obligations set out in the heads of terms and as costed as reported in the Committee Report. Planning permission can now be formally issued.

| | |
|---|---|
| **Case Officer:** Matthew Porter | **Date:** 04-08-2025 |
| **Authorising Officer:** Adrian Smith | **Date:** 04/08/2025 |