reside.
group

Mr Adrian Smith
Major Applications Team Leader
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

18 December 2024

Dear Adrian,

Land Woodfords, Shipley Road, Southwater, Horsham
LPA Ref: DC/21/2180

Further to the grant of planning permission and completion of the s.106 agreement dated 11 July 2024 (*the s.106*) in relation to the above matter, I set out below changes to the approved water neutrality scheme we are seeking.

Reside has a purchaser for this site and the completion of this deal and the subsequent submission and approval RMs and a start on site will now be ahead of the approved Saxon scheme's credits being available.

As such, we wish to update this site's offsite water neutrality scheme/credits to be from our Woodsomes WN scheme. This scheme has been tested and approved by Horsham District Council and Natural England via the HRA AA process in association with our Thakeham site.

Currently, 4,340 credits are being allocated to Reside's Thakeham scheme, recently approved at committee (subject to the completion of a s.106 agreement). This leaves 23,312 credits available for other sites.

This site requires 12,489.12 credits and so there are sufficient WN credits available.

The Motion WN report for this Southwater site has been updated to follow the Thakeham approach, which was recently approved at committee.

In order to replace the approved water neutrality scheme with the new scheme a deed of variation is required to the signed s.106 agreement and the minor amendment to condition 12 to update the wording for the updated Motion Water Neutrality report.

<u>Deed of Variation</u>

This is a relatively simple exercise of deleting the current approved water neutrality scheme (Saxon credits) and replacing the clauses with those to deliver the Woodsomes scheme.

I am aware that your legal team is currently has a high workload, I have taken the opportunity to draft the operative section clauses for the Woodsomes WN scheme. This is a starter for ten, in order to be helpful.

I have also attached the original s.106 and the updated Motion report (Motion Technical Note 4: Water Neutrality Statement dated 30 October 2024). The Motion report is the same approach and figures as Thakeham applied to Woodfords scheme.

I have also included your form, suitably filled out.

I would therefore appreciate it if you could instruct your solicitor accordingly, so work can commence on the drafting. Our solicitor will be Matthew Steinbrecher [redacted] and he is ready to give the required undertaking.

Condition variation

In addition to the DoV, a minor amendment will be required to

> "12 Pre-Occupation Condition: The development hereby permitted shall be undertaken in full accordance with the on-site measures of the ~~Motion Water Neutrality Statement 17/10/23~~ Motion Technical Note 4: Water Neutrality Statement dated 30 October 2024. 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 the on-site measures for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The evidence shall include the specification of fittings and appliances used, evidence of their installation evidence they meet the required water consumption flow rates. The installed measures shall be retained as such thereafter."

A s.96a application has been submitted to alter condition 12 as shown above, so that the condition and s.106 agreement refer to the same approved water neutrality statement.

I would be grateful if you could confirm by reply, in writing, the local planning authority's agreement to this request.

Your sincerely

[redacted]

Andrew Munton
Planning Director