

## **Planning Statement**

### **Variation of Conditions 4 and 6 (Water Neutrality)**

**Planning Application Reference: DISC/25/0337**

**Collyers School 82 Hurst Road Horsham West Sussex**

### **1. Introduction**

This supporting statement has been prepared in connection with an application to vary Conditions 4 and 6 of the approved planning permission. The purpose of this application is to remove the requirement to secure water neutrality, following the recent withdrawal of Natural England's 2021 Position Statement.

The applicant seeks to update the permission so that it reflects the current national position and avoids imposing obligations that are no longer required or supported by statutory guidance.

### **2. Background and Change in Circumstances**

In October 2025, Natural England formally withdrew its Water Neutrality Position Statement first imposed in 2021. This statement had previously required developments within certain catchments to demonstrate water neutrality as part of the planning process.

With the withdrawal of this guidance, the requirement for developments to achieve water neutrality is no longer applicable. Local Planning Authorities are therefore updating their approach to reflect this change.

A comparable variation has already been accepted by the Council under application DC/25/1683, which removed water-neutrality conditions previously imposed on DC/25/0686. This establishes a clear and relevant precedent for the current proposal.

### **3. Justification for Varying Conditions 4 and 6**

Conditions 4 and 6 were originally imposed solely to secure water neutrality. As this requirement is no longer supported by national guidance, the conditions no longer serve a necessary or reasonable planning purpose.

Removing these conditions will:

Align the permission with current national and local policy

Ensure consistency with recent decisions made by the Local Planning Authority

Remove any existing or future requirement to retain or replace water-efficiency fixtures and fittings installed solely for water-neutrality compliance

The variation therefore represents a logical and policy-compliant update to the existing permission.

#### **4. Planning Policy Considerations**

With Natural England's withdrawal of the 2021 Position Statement, there is no longer a statutory or policy basis requiring developments to demonstrate water neutrality.

The Local Planning Authority has already demonstrated a consistent approach in removing similar conditions

The proposed variation does not alter the nature, scale, or impact of the approved development

The proposal remains fully compliant with the development plan and National Planning Policy.

#### **5. Conclusion**

In light of the updated national guidance and the clear precedent set by application DC/25/1683, the applicant respectfully requests that Conditions 4 and 6 be varied to remove the requirement for water neutrality DISC/25/0337

This variation ensures the permission reflects current policy, avoids unnecessary burdens on the applicant, and maintains consistency with recent decisions of the Local Planning Authority.

The applicant would welcome the opportunity to provide any further information if required.