



Matthew Porter – Development Management
Horsham District Council
Parkside, Chart Way
Horsham
WEST SUSSEX
RH12 1RL

29 April 2026

Dear Matthew

APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) FOR THE REMOVAL OF CONDITION 14 OF PLANNING PERMISSION DC/22/0301 (ALLOWED ON APPEAL APP/Z3825/W/23/3324144) GRANTED 27 MAY 2025

LAND NORTH OF THE RIDE, PARTRIDGE GREEN, WEST SUSSEX, RH13 8JB

Please find enclosed an application under Section 73 of the 1990 Act (as amended) for the removal of Condition 14 of the above noted Outline Planning Permission (OPP) granted at appeal on 27 May 2025.

The OPP consents a development with the following description:

“Redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access”

The OPP is subject to a requirement to demonstrate a Water Neutral development via either on-site mitigation and/or off-site mitigation (credit secured via Sussex North Offsetting Water Scheme SNOWS)).

On 31 October 2025, Horsham District Council (HDC) published a statement outlining that Natural England had withdrawn their Water Neutrality Position Statement of September 2021. This followed agreement between the Environment Agency, Natural England and Southern Water that a reduction in the license cap on water abstraction will ensure that the development will not adversely affect the protected Arun Valley habitats.

The position statement confirmed that moving forward, HDC will apply the 2024/25 savings made by Southern Water to allow all development to move forward as water neutral from 1 November 2025. This removes the requirement for new development to achieve water neutrality via SNOWS credits or bespoke on-site mitigation secured by condition / S106.



The position statement also sets out that for existing permissions with conditions or S106 obligations requiring water neutrality, the Council will support S73 applications to remove this requirement, with those developments only being required to comply with the Building Regulations Part G Optional Technical Standard (110 litres / day).

This S73 application seeks to remove Condition 14 from the OPP relating to water neutrality.

I trust you have sufficient information to enable validation and processing of the application to a positive decision in due course. If you need to discuss anything, please contact me.

Your sincerely

Natalie Gentry
Development Director