



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

S106/26/0001
Rowfold Lodge, Coneyhurst Road, Billingshurst, West Sussex, RH14 9DD

DESCRIPTION:

Removal of planning obligations for water neutrality to approved applications HRA/24/0014 and DC/24/0304.

RELEVANT PLANNING HISTORY:

DC/24/0254	Prior notification for the demolition of two buildings at Rowfold Lodge.	Prior Approval Not Required on 13.03.2024
DC/24/0304	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse	Prior Approval Required and PERMITTED on 18.04.2024
DISC/24/0136	Approval of details reserved by condition 1(a) to approved application DC/24/0304	Application Permitted on 31.07.2024
HRA/24/0014	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to Prior Approval consent DC/24/0304	Application Permitted on 18.11.2025
DISC/24/0291	Application for Approval of Details Reserved by Condition 1 of approved application DC/24/0304	Application Permitted on 17.01.2025
DC/25/1234	Demolition of existing buildings and erection of a dwelling (as an alternative to Prior Approval Ref. DC/24/0304)	on

PLANNING ASSESSMENT

Planning Application DC/24/0304 (Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse) was granted consent on 18.04.2024. Regulation 77 application HRA/24/0014 (Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to Prior Approval consent DC/24/0304) was granted consent on 18.11.2025 subject to a legal agreement securing the water neutrality requirements.

In September 2021 Natural England released the Position Statement which required that any new development within the SNWSZ be Water Neutral. The Parties agreed to enter into the Original Agreement to secure the required mitigation in order to bind the Application Site and the Offsetting Site and to ensure the Development at the Application Site was Water Neutral.

On 31 October 2025 Natural England issued a withdrawal statement confirming that the Position Statement had been withdrawn following an agreement between Natural England, Southern Water and the Environment Agency that a reduction on the licence cap on water abstraction will ensure with sufficient certainty that development with the SNWSZ would not adversely impact protected Arun Valley habitats.

With Water Neutrality no longer being required to make the development/ prior approval acceptable, consent is sought to discharge the entire original S106 agreement that was made on 29th May 2025, through a Deed of Discharge. The deed of discharge has now been signed and it is considered appropriate for this to be removed/ approved.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: S106/26/0001

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Covering letter		06.01.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 18.02.2026

Authorising Officer sign/initial Adrian Smith Date: 18/02/2026