n.j.a town planning Ltd

**Applications & Appeals Services**
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FAO Head of Planning
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Ref: 24/292

25 July 2025

## DISCHARGE OF CONDITION APPLICATION

Dear Sir/Madam

| | |
|---|---|
| **LPA Ref:** | **DC/24/1905** |
| **Applicant** | **Mr & Mrs R Shaw** |
| **Proposal:** | **Discharge of Condition 3 (Water Neutrality) of planning application DC/24/1905 for relandscaping of rear garden to include but not limited to installation of swimming pool, shed and pump house, outdoor kitchen terrace and seating area and hottub together with associated hard and soft landscaping.** |
| **Site:** | **Fir Trees, Westward Lane, West Chiltington, West Sussex, RH20 2PA** |

Please accept this Discharge of Condition Application to Discharge Condition 3 (a copy of the decision is submitted with the application for ease of reference).

***(3) Pre-Commencement Condition:*** *The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement by CGS Civils dated 25.03.2025). The swimming pool hereby permitted shall not be first used (through its filling with water) until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the development has been implemented in full. The evidence shall include photographs of the measures installed and details of the measures to ensure the swimming pool sources water by way of delivery without placing additional demand on the mains water supply and the Sussex North Water Catchment Area.*

*The installed measures and swimming pool shall be retained and filled in accordance with these agreed details as such thereafter.*

*Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2023), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).*

In respect of Condition 3, the attached document 'CON 3 - C3480 Installed Fittings' as prepared by CGS Civils provides comprehensive details submitted in full discharge of this condition.

I trust this is sufficient for now to enable you to validate the application, but should you have any queries please do not hesitate to contact me.

Yours faithfully

[redacted]

**Nikolas J. Antoniou**
**BSc HONS DIPTP MRTPI**
**Chartered Town Planner**
**For and on behalf of NJA Town Planning Limited**