



planning development architecture

RCA Regeneration Ltd.
Unit 6 De Salis Court | Hampton Lovett Industrial Estate
Droitwich Spa | Worcestershire | WR9 0QE

t: 01905 887 686
e: info@rcaregeneration.co.uk
rcaregeneration.co.uk

Adrian Smith
Major Applications Team Leader
Horsham District Council (Planning)

27 March 2026

Submitted via Planning Portal – reference PP-14802376

Dear Adrian

Land adjacent to Railway Cottages and Pulborough Railway Station – application to remove conditions 15 and 16 (and amend associated planning obligations) of planning permission DC/22/0661 to remove requirements for water neutrality mitigation, and to allow delivery of the housing ahead of the car park.

On behalf of Stonewater, we are pleased to submit this application to remove conditions as set out above.

The reasons for the requested variations are set out in the Planning Statement and can be summarised as follows:

Condition 15 - The applicant seeks removal of this condition following Natural England's withdrawal of its 2021 Water Neutrality Position Statement, as this means bespoke water-neutrality mitigation is no longer required.

Condition 16 - The applicant seeks removal of this condition to allow the dwellings to be occupied before the car park has been completed. The car park and associated works would remain part of the approved proposals; the only change would be that they would not be required to be delivered ahead of the housing. The reason for this is the reduced demand for car parking, resulting in delays to the delivery programme by Network Rail. The Homes England grant funding for the site requires the housing development to be underway before March 2027 with final completion before March 2029 - it will not be possible to achieve this if the housing cannot be occupied until the car park is completed and operational.

The application also seeks to vary associated s106 planning obligations in relation to conditions 15 and 16, to omit mention of these conditions and amend the triggers relating to the car park.

This application proposes no changes to the development itself.

This application is supported by:

- Application form
- CIL form 1
- Planning Statement
- Landscape Technical Note
- Rail Parking Demand Report
- Letter of support from Horsham District Council Affordable Housing Strategy and Enabling Lead Officer



Regulated by RICS | RCA Regeneration Ltd. is registered in England and Wales.
Company address: 1 King Street, Worcester, WR1 2NX
Company No. 6908735 | VAT No. 972 3456 03

You will recall that this development has already been lawfully commenced under the existing planning permission, but has been on hold whilst a number of amendments to the scheme have been considered, including the most recent previous application to deliver the scheme as 100% affordable housing.

We anticipate that other conditions are likely to have minor updates, to reflect the fact the development has already commenced and some conditions have already been discharged. We would be happy to discuss these with you as you consider the application.

It is likely that the applicant will be commencing the construction tender process whilst this application is pending, so that activity can recommence on site as soon as possible. The applicant understands this is at their own risk if the current application is not approved.

Given the tight timescales for the Homes England grant funding, the applicant is in hopeful anticipation of the Council's co-operation in progressing this application.

Please do not hesitate to contact me if you require any additional information to determine this application.

Yours sincerely,

Katie Parsons Msc LLB(Hons)

Director

katieparsons@rcaregeneration.co.uk