

27 August 2025

Barbara Childs
Director of Place
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Dear Ms. Childs,

**Re: DC/24/2004 -The Business Park, Maydwell Avenue, Slinfold, West Sussex–
Discharge of conditions 3, 4 and 6**

I refer to the above. We have been instructed by Mr. B. Richmond to prepare an application to discharge conditions 3, 4 and 6 of permission ref: DC/24/2004 (Erection of a storage building (Use Classes B8) with associated parking and revised circulation arrangements).

For clarification conditions 3, 4 and 6 applicable to the permission state:

“3 Pre-Commencement (Slab Level) Condition: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:

- ***The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.***
- ***Detail on how any failure of any samples will be investigated and managed.***
- ***Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit***
- ***Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.***

- ***Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.***
- ***The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.***
- ***Detail on the continuity of supply during dry periods extending beyond 35 days.***
- ***Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.***
- ***Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority***

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

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 (2024), 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).

4 Pre-commencement (Slab Level) Condition: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (Water Neutrality Statement received 18.12.2024) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity (at least 14,000l), including details of their location and whether they would be surface mounted or set within the ground, in addition to evidence that their initial fill will be supplied with water from outside of the Water Supply Zone.

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), Paragraph 193 of the National Planning Policy Framework (2024), and to enable 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).

6 Pre-occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning

Authority. The details shall include plans and measures addressing the following:

- (a) Details of all existing trees and planting to be removed and retained**
- (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details**
- (c) Details of all hard surfacing materials and finishes**
- (d) Details of all boundary treatments**
- (e) Details of all external lighting**

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

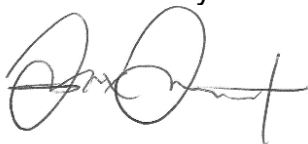
Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)."

This covering letter and the application form are supported by the following documents:

- Water Efficiency Measures prepared by CGS Civils
- Water Neutrality Report Rev P2 as prepared by CGS Civils
- Landscape Proposal Plan PR12488611 – ACD Environmental
- Soft Landscape Specification - ACD Environmental

I hope that this is acceptable. However, if you have any comments or queries, please do not hesitate to contact us.

Yours sincerely



Alex Moseley MRTPI

Principal Planner

Email: alex.moseley@whiteandsons.co.uk