6 October 2026

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Dear Sir/Madam,

KEEPERS COTTAGE, COOLHAM ROAD COOLHAM, HORSHAM

APPLICATION UNDER S73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) FOR MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION REF. DC/25/0586 DATED 12 SEPTEMBER 2025

On behalf of our client, the Christ's Hospital Foundation ('CHF'), please find enclosed an application under Section 73 of the Town and Country Planning Act (1990) (as amended). This application seeks to make a non-material amendment to planning permission ref: DC/25/0586 which is described as follows:

Removal of Condition 3 of previously approved application DC/24/0498 (Demolition of existing 2No cottages and erection of 1No dwelling with associated landscaping and car parking), and the requirement to submit a Non-Licensed Precautionary Method Statement for Hazel Dormouse.

This Section 73 application seeks:

- The removal of Condition 5 (water neutrality pre-occupation condition);
- An amendment to Condition 1 to remove the Water Neutrality Statement from the list of approved documents and drawings; and
- The consequential insertion of a replacement water efficiency condition requiring compliance with the Building Regulations Part G Optional Technical Standard.

Background

On 31 October 2025, Natural England issued a Withdrawal Statement confirming that the Water Neutrality Position Statement issued on 14 September 2021 had been withdrawn and that measures had been implemented that meant that developments will not adversely impact the protected Arun Valley habitats, as a result of potable water consumption.

Following this, Horsham District Council published guidance stating the following:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- No water neutrality statement is now required;
- No payment into the Sussex North Water Certification Scheme is needed to use the Southern Water capacity to above; and
- No bespoke planning conditions or section 106 obligations are required to demonstrate water neutrality.

It notes that, given the area remains at significant water stress, applications for new housing will instead be required to comply with the Building Regulations Part G Optional Technical Standard, currently 110 litres per person per day. This would be secured by condition.

Proposed Condition and Amendment to Condition 1

Following the changes and water neutrality now no longer being required by Horsham District Council, it is requested that Condition 5 relating to water neutrality is removed from the approved scheme, and instead for the following condition to be applied relating to the Building Regulations Part G Optional Technical Standard:

Proposed Regulatory Condition – Water Consumption Rate

Regulatory Condition: *The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.*

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and 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 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).

To also account for the changes, the Water Neutrality Statement (28.03.2024) should be removed from the approved plans listed in the schedule set out in Condition 1 of the decision for planning permission ref: DC/25/0586. Condition 1 should be updated so that the approved plans and documents schedule reads as follows:

Plan Type	Description	Drawing Number	Received Date
Location plan		003 REV P4	28.03.2024
Site plan	As existing	002 REV P3	28.03.2024
Site plan	As proposed	001 REV P6	28.03.2024
Roof plan	As existing	012 REV P1	28.03.2024
Floor plan	Ground, as existing	010 REV P1	28.03.2024
Floor plan	Ground, as proposed	020 REV P3	28.03.2024
Floor plan	First, as existing	011 REV P1	28.03.2024
Floor plan	First, as proposed	021 REV P4	28.03.2024
Elevation plan	Front/South, as existing	013 REV P1	28.03.2024
Elevation plan	Side/East, as existing	014 REV P1	28.03.2024
Elevation plan	Rear/North, as existing	015 REV P1	28.03.2024
Elevation plan	Side/West, as existing	016 REV P1	28.03.2024
Elevation plan	Front/South, as proposed	023 REV P4	28.03.2024
Elevation plan	Side/East, as proposed	024 REV P3	28.03.2024
Elevation plan	Rear/North, as proposed	025 REV P3	28.03.2024
Elevation plan	Side/West, as proposed	026 REV P3	28.03.2024
Supporting Statement	Planning	NONE	28.03.2024
Supporting Statement	Preliminary Ecological Appraisal Bat Emergence		30.03.2024

	Activity Survey		
Supporting Statement	Preliminary Ecological Appraisal V2 (Phlorum Limited, September 2024)		30.03.2024

Nature of the Change

The proposed amendment is considered non-material in planning terms. It does not alter the approved development, its use, scale, layout, appearance, operation or any physical works authorised by the permission. The amendment relates only to the removal of now-superseded water neutrality controls, following the withdrawal of the Natural England Water Neutrality Position Statement and Horsham District Council's updated published guidance. The imposition of the new Building Regulations condition, required by policy, is also non-material in the context of the permission as a whole being akin to the objectives of the previously secured water neutrality statement.

The amendment would not give rise to any new or different planning impacts. In particular, it would not increase water demand beyond that now accepted through the Council's updated position, nor would it alter the basis on which the development was found acceptable in land use, design, amenity, transport, ecology or other planning terms.

The permission would remain internally coherent and capable of implementation.

Conclusion

For the reasons set out above, the proposed amendments do not materially alter the approved development or give rise to any new or different planning impacts.

The application has been submitted via the Planning Portal ref. PP- 15275825, and the requisite application fee has been paid via the Planning Portal. If you have any queries, or would like to discuss the proposals further, please do not hesitate to contact me in the first instance.

Yours sincerely,

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