

GEORGE & JAMES

ARCHITECTS

Trian-by-the-Mill, The Hollow Planning Variation Statement

Introduction

On 14th September 2021, Natural England identified and issued a Position Statement noting that the Sussex North Water Resource Zone (WRZ) was in an area of serious water stress, as defined by the Environment Agency. The Position Statement required developments within the region to demonstrate that they will not increase the water demand on the network, and subsequently demonstrate how they will achieve water neutrality. This impacted Applications in Horsham District, the majority of Crawley District, the Northern region of Chichester District, and areas within the South Downs National Park.

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2025, Natural England issued a Withdrawal Statement confirming that the Water Neutrality Position Statement had been withdrawn and that measures had been implemented that meant that developments will not adversely impact the protected Arun Valley habitats as a result of potable water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

It is requested that the Water Neutrality elements of the proposals approved in Householder Planning Application DC/24/0307 be omitted from the scheme.

Water Neutrality Elements

For clarity, the Water Neutrality elements of the approval were outlined as:

- Restricting water consumption fittings (such as showers, basins, toilets etc.) within the proposal to be limited in flow rate or water consumption;
- Requiring the initial fill of the approved swimming pool to be by water obtained from outside the Sussex North Water Resource Zone (WRZ), and transported to site by bowser;
- Requiring a domestic, underground, and pumped rainwater harvesting system and tank to be installed.

It is requested that Condition 1 of DC/24/0307 is varied to remove the Supporting Statement "Water Neutrality Statement prepared by George & James Architects" from the list of approved documents.

It is requested that Condition 4 of DC/24/0307 is removed in its entirety.

Conclusion

Natural England's Position Statement requiring Water Neutrality restrictions to be imposed as been removed and therefore it is no longer appropriate for Householder Planning Applications to be subject to those restrictions.