



**Planning Committee South**

**15 March 2022**

**Item 7: DC/21/1092 - Upways, Chantry Lane, Storrington,  
Pulborough, West Sussex, RH20 4BU**

**Water Neutrality**

Paragraph 3.4 of the committee report outlines an objection from Natural England. This representation is based upon Natural England's Position Statement for all applications which fall in the Sussex North Water Supply Zone. The comments (in paragraph 3.4) have not been submitted in response to this particular application and are not specific to the proposal being considered. It is appreciated that this is not clear and how this is conveyed will be revisited for future reports.

The Council's guidance on Water Neutrality confirms that householder applications (with the exceptions of annexes and swimming pools) have been screened out from having a likely significant impact on the Arun Valley. This position recognises that household size and water usage per capita are declining and the lack of evidence to demonstrate that householder extensions, as a matter of course, result in increased occupancy or water consumption.

The above approach applies to all Planning Authority's that fall within the Sussex North Water Supply Zone and allows for a level of consistency in decision making. Natural England has been advised of this approach (in respect of householder development) and has raised no concerns.

Paragraph 6.12 of the committee report sets out the relevant considerations in respect of water neutrality: -

- 6.12 *There is no clear or compelling evidence to suggest the nature and scale of the proposed domestic extension would result in a more intensive occupation of the dwelling, necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.*

The above considerations are specific to the proposed development and, for the reasons stated, there is considered to be no conflict with relevant planning policies or legislation in respect of water neutrality.