



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0040

Sir Roberts Farm, Goose Green Lane, Goose Green, West Sussex, RH20 2LW

DESCRIPTION:

Demolition of existing dwelling, change of use of land from paddock to residential curtilage, and erection of a replacement four-bed barn style dwelling with detached garage.

RELEVANT PLANNING HISTORY:

DC/25/0270	Prior Approval for the erection of a single storey rear larger home extension, which would project 8.00m from the rear elevation, comprising a maximum height of 4.00m and eaves height of 2.50m.	Prior Approval Required and REFUSED on 07.04.2025
DISC/24/0281	Approval of details reserved by condition 3 to approved application DC/23/1546	Application Permitted on 27.12.2024
DC/24/1664	Prior Approval for the erection of a single-storey rear larger home extension, which would project 8.00m from the rear elevation, comprising a maximum height of 2.50m and eaves height of 2.40m.	Prior Approval Required and PERMITTED on 09.12.2024
DC/24/1312	Prior Approval for the enlargement of existing dwellinghouse by erection of an additional storey resulting in an increase in height of 2.7m.	Prior Approval Required and PERMITTED on 21.02.2025
DC/24/1295	Prior Approval for the enlargement of dwellinghouse by erection of an additional storey resulting in an increase in height of 2.72mtrs.	Prior Approval Required and PERMITTED on 16.10.2024
DC/23/1550	Change of use and associated minor alterations to an existing building (currently Use Class E(g)(iii)) to a one-bedroom residential dwelling house (Use Class C3).	Application Permitted on 06.03.2024
DC/23/1549	Change of use and associated alterations to an existing timber frame building (currently Use Class B1(c)) to a three-bedroom residential dwelling house (Use Class C3).	Application Permitted on 06.03.2024
DC/23/1546	Conversion of existing barn to three bedroom residential property.	Application Permitted on 06.03.2024
DC/23/0547	Demolition of 2no agricultural/commercial buildings and 2no residential dwellings. Erection of 4no dwellinghouses together with detached garages/carports, new access and associated landscaping.	Application Refused on 20.09.2024
DC/23/0502	Reserved matters application for the conversion of existing barn to three bedroom residential property following approval of outline application DC/20/0847, relating to landscaping.	Withdrawn Application on 29.07.2024

DESCRIPTION OF THE SITE

The site is located on the northern side of Goose Green Lane (B2133) and comprises Sir Robert's Farm, a holding of approximately 5.26ha comprising pasture land, woodland and buildings of various uses. The site has two existing vehicular access points from Goose Green Lane located to the south-east, and south-west corners of the wider site. The site is bound by mature trees and hedgerows

growing around the site perimeters.

DESCRIPTION OF THE APPLICATION

The proposal relates to the dwelling named the Bungalow which is east of the entrance to the site. This application is for the demolition of existing dwelling, change of use of land from paddock to residential curtilage, and erection of a replacement four-bed barn style dwelling with detached garage. The site will be accessed with a track and private driveway and be enclosed with hedgerow.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Neighbourhood Plan: Thakeham Neighbourhood Plan - 'made' January 2017

Thakeham 1: A Spatial Plan for the Parish

Thakeham 6: Design

Thakeham 9: Development in the Countryside

Thakeham 10: Green Infrastructure & Valued Landscapes

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development

Strategic Policy 7: Appropriate Energy Use

Strategic Policy 8: Sustainable Design and Construction

Strategic Policy 9: Water Neutrality

Strategic Policy 11: Environmental Protection

Strategic Policy 13: The Natural Environment and Landscape Character

Strategic Policy 14: Countryside Protection

Strategic Policy 17: Green Infrastructure and Biodiversity

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Arboricultural officer: No Objection

Initially requested further information by means of a compliant tree survey and Arboricultural Impact Assessment, which were both submitted.

Providing the submitted Arboricultural Method Statement and Tree Protection Plan are strictly adhered to, the future of the health of the trees on roadside would not be significantly detrimentally impacted.

HDC Conservation: No Objection

Due to the nature of the use and the design of the buildings the proposal would not result in additional harm to the setting of the listed building.

HDC Environmental Health:

Requested additional information by means of a preliminary contamination risk assessment (PCRA). Requested pre-commencement conditions.

HDC Landscape Architect: Comments

No concerns are raised with the principle of the replacement of 1no. dwelling or likely effects on the visual amenity and character of the area, given the site's planning history and fallback position.

However, seek clarity on the amount of vegetation removed and location of access road in relation to the existing vegetation belt, as this could exacerbate the adverse effect of the development on the character of Goose Green Lane.

OUTSIDE AGENCIES

Ecology Consultant: Comment

Further information was requested by means of an updated Ecological Assessment (Preliminary Ecological Appraisal (Phlorum Limited, July 2022)), as this was out of date. This has been updated and an Ecologist attended the site for assessment.

Further comments from Ecology were received following the receipt of the Bat Survey, and 'no objection' was confirmed.

Nature Space: Comments

The applicant has joined the District Licence and submitted the correct documentation to evidence this. Please ensure that the conditions and informatives contained within the NatureSpace Certificate are copied onto decision notice *in verbatim*.

Southern Water: Comments

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

County Fire: Comments

Evidence is required to show that a sustainable turning facility is provided for a fire appliance to turn and drive out of the site in a forward direction. As identified in Approved Document B (AD-B) Volume 1 B5 section 13, a fire appliance should not need to reverse more than 20m to reach either an exit or a turning head.

The applicant provided a plan and images showing this requirement.

WSCC Highways: Comment

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Thakeham Parish Council: Objection

TPC have seen a flurry of recent applications on the site which involve the continual enlargement of the dwellings on the site which leads them to be out of character and a gross over development.

They no longer look or feel like the original country cottages/housing that what originally envisioned for the site. This particular application increases the footprint and the height to an unacceptable level.

TPC would like the LPA to consider bringing this application to a committee as we have requested HDC Councillor A Manton to investigate the last few applications on this site. TPC wishes that the LPA would treat each application on this site as a whole and not as an individual in isolation. Therefore, the effects of the potential overdevelopment can be ascertained looking at the bigger picture.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policy 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up areas, replacement dwellings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict. Replacement dwellings should not be disproportionate to the size of the existing dwelling. Ancillary accommodation and garaging will be required to meet with all appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

Policy 26 of the HDPF seeks to protect the countryside from inappropriate development. Outside of a built-up area boundary any proposal must be essential to its countryside location, and in addition support the needs of agriculture or forestry, enable the extraction of minerals or the disposal of waste, provide for quiet informal recreational use or enable the sustainable development of rural areas. Development must protect the landscape quality of its setting and avoid an individual or cumulative significant increase in activity in the countryside.

Policy 1 of the Thakeham Neighbourhood Plan (TNP) (2017), further, affords support to the local plan in respect of the management of development outside of defined built-up areas.

It is acknowledged that the proposed dwelling would be of a greater floor area, scale and proportion when considered against the existing dwelling. As such, the proposal would be in some conflict with Policy 28 of the HDPF. It is however recognised that the proposal has been designed to be reflective of a converted agricultural barn, with such design and vernacular anticipated and expected within the countryside setting. Whilst the proposal would enlarge the area of land to be used for residential purposes, it is considered that the proposed dwelling would sit comfortably within the resulting residential garden, with the plot size comparable to others within the immediate locality. In addition, the proposed garage is, when considered alongside the proposed dwelling, of a scale and proportion that would have regard to the dwelling it serves. Overall, whilst it is recognised that the proposal would be in some conflict with Policy 28, the resulting visual impact is not considered to be so great to result in substantial material harm. On the balance of these considerations, the proposed dwelling and garage are considered acceptable in principle, subject to all other material considerations.

It is noted that the proposal includes the extension to the residential garden, where the proposal would result in some encroachment into the agricultural field to the north. It is not however considered that such encroachment would have a significant impact on the viability and productivity of the agricultural land, nor would it result in a greater impact on the landscape character of the area. It is therefore considered on balance that the enlargement of the garden land would be acceptable.

Design and Appearance:

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. Policies 32 and 33 of the HDPF stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials and space between buildings.

Policy 6 of the TNP provides that the design, scale, form and landscape design of developments proposals should reflect the architectural or historic characteristics of its setting, with particular regard to buildings of particular merit in the surrounding and wider area.

This application is for the demolition of the existing bungalow style dwelling and erection of a replacement four-bed barn style dwelling with detached garage. The existing dwelling is white shiplap cladding with white timber frame windows and slate style tiles. The proposed replacement dwelling has been designed to reflect a converted agricultural barn, where the proposal would have red brick, feather edge cladding with clay peg tiled roof. There would be large black aluminium sliding doors with a pitch roof design on the northeast elevation with large windows. The roof would have several velux windows on the northeast elevation as well as on the south. The south and north elevations have solar panels.

It is recognised that the Parish Council have objected to the proposal on the grounds of overdevelopment, where the resulting dwelling is not considered to reflect the size of development within the area.

The design is complementary to the wider appearance of the area, representing a design and vernacular that would be anticipated within the countryside location. The replacement barn will sit comfortably within the residential curtilage. Whilst the proposal would result in greater visual impact than the existing bungalow, the design and overarching character is considered to be appropriately reflective of the countryside location and rural setting. There is no distinctive design or character within the locality, and the proposal is considered to be of a quality of design that would sit appropriately within the surroundings.

The proposed garage would be subservient in scale to the proposed dwelling and would be sited in an acceptable location, grouped with the proposed dwelling. The design and appearance of the building is considered to reflect the character of the proposed dwelling, where the building would sit comfortably within the resulting garden.

It is considered that the design and appearance of the replacement dwelling and garage accord with the above policies.

Amenity Impacts:

Policy 33 of the HDPF (2015) *inter alia* provides that development should be designed to avoid unacceptable harm to the amenities of nearby users and occupiers of land.

The application site is well-removed from nearby residential occupants, with no reasonably anticipated detriment to such residential occupiers considered in this instance in terms of overshadowing, loss of privacy, light intrusion or noise disturbance.

For these reasons, it is considered that the proposal would accord with the above policy.

Trees and Landscaping:

HDC's Arboricultural Officer made no objection to the application. The application involves building and engineering in relatively close proximity to mature trees along the roadside that make a positive contribution to the rural landscape character and public amenity. In order to enable the development, there are a number of trees which must be removed. These trees could be replaced as part of a scheme of landscape mitigation/enhancement.

It is also noted that the new driveway and hardstanding proposed are recognised as being partially within the minimum recommended root protection areas of the roadside oak trees. These trees make a collective valuable contribution to landscape character/street scene and should be duly conserved. It is proposed to undertake specialist above ground engineering for the hardstanding within tree root protection areas with a porous surface finish.

Providing the submitted Arboricultural Method Statement and Tree Protection Plan are strictly adhered to, the future of the health of the trees would not be significantly detrimentally impacted.

HDC's Landscape Architect made comments for additional information by means of conditions for Hard and Soft Landscaping Scheme. This is to provide clarity on the amount of vegetation to be removed

and location of access road in relation to the existing vegetation belt. This is considered reasonable and necessary to ensure that the development sit comfortably within the rural locality.

Heritage and Archaeology:

HDC's Conservation Officer made no objection to the application. Although not mentioned in the Design and Access Statement Sir Roberts Farm is sited within the wider setting of the Grade II Listed Bucks Farm. Due to the nature of the use and the design of the buildings, the proposal would not result in additional harm to the setting of the listed building. No objection has therefore been raised.

Highways Impacts:

Policy 40 of the HDPF states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

No alterations are proposed to the existing vehicular access arrangement. The proposed dwelling is not anticipated to give rise to a material intensification of use of the existing access point.

Following consultation with the Local Highways Authority, an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern. It is considered that there is sufficient space within the site to accommodate at three vehicles, in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable, allowing cars to exit the site in a forward gear. Cycle storage has been outlined as being provided within the associated garages.

The Applicant has provided a construction site set up plan to be considered at this stage, the Local Highways Authority advises that the plan shows wheel washing facilities, vehicle parking and turning, materials storage and site welfare facilities. Given the scale of the development, it is considered that this would be a workable solution for use during the construction period.

Ecology:

Policy 25 and 31 of the HDPF seek to protect the natural environment and landscape character of the district. Protected habitats and species will be protected against inappropriate development, and opportunities to enhance green infrastructure and biodiversity will be encouraged.

Ecology confirmed that insufficient ecological information on protected species/designated sites available for determination. This is because the ecological assessment (Preliminary Ecological Appraisal (Phlorum Limited, July 2022)), was out of date to support the application, in line with CIEEM Guidance¹ and paragraph 6.2.1 of British Standard (BS) BS42020 'Biodiversity – Code of practice for planning and development 2013'.

An updated Preliminary Ecological Appraisal was submitted alongside a Bat Survey. Comments following receipt of the Bat Survey confirmed Ecology makes no objection to the proposal.

The applicant has applied for a District Licence in respect of Great Crested Newts. This has been approved, mitigating the need for further surveys at this time. Conditions and informatives have been added as requested by NatureSpace.

Land Contamination:

HDC Environmental Health team made comments concerning the surveys carried out on the land at the site. It was agreed as to not delay the decision further for conditions to be added so that an updated preliminary risk assessment, site investigation scheme and full details of the remediation measures are submitted for re-consultation. Providing this condition is adhered to, concerns of Land Contamination therefore have been complied with.

Fire Safety:

Comments from Sussex Fire Safety as detailed above, the applicant provided an amended plan and images supporting this. There is a fire hydrant on the opposite side of the road across from the existing bungalow (approx. perpendicular to the centre of the bungalow). The applicant agreed with the Fire Safety that it would be suitable to instead provide for a pedestrian clearing in the undergrowth between the road and the property to enable easy access for a fire hose from the hydrant to the property.

The property has an existing pedestrian access off the highway toward the South-West Corner of the proposed site boundary. There is also an existing layby on the road. The property also benefits from being within a short distance of a fire hydrant. The layby and existing access are within 45m of the proposed property and therefore could be used for a fire engine to park up and use onboard supply of water. In addition, I can undertake to include and maintain a small clearing in the undergrowth opposite the hydrant to ensure overall distance from hydrant source is less than 45m. A selection of photos that show the existing pedestrian access from the highway were also submitted.

The applicant has clearly addressed the concerns laid out above and therefore has adhered to the comments of the Fire Safety. Fire Safety confirmed the additional plan and supporting photos of the footpath were sufficient to meet their concerns.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The applicant has provided a Water Neutrality Statement in support of this application, which advances various measures with a view of achieving 'water-neutrality'. The submitted Water Neutrality Strategy has been considered within an 'appropriate assessment' pursuant to Regulation 63 of the Conservation of Habitats and Species Regulations (2017) (as amended). The proposed mitigation measures installed within the proposed replacement dwelling would reduce the overall water demand below that of the existing dwelling sought to be replaced.

Subject to securing these mitigation measures, there is no clear or compelling evidence to suggest the nature and scale of the proposed development 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption,

improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- 1 electric vehicle charging points

Subject to conditions to secure the above the application will suitable reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG as the development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Conclusions:

The proposal is considered to accord with relevant local and national planning policies, and it is recommended that outline planning permission be granted subject to appropriate and necessary conditions.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
Demolition of existing dwelling, change of use of land from paddock to residential curtilage, and erection of a replacement four-bed barn style dwelling with detached garage.	433.7	122	311.7
		Total Gain	311.7
		Total Demolition	122

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved Tree Protection Plan (Duckworths Arboriculture Ltd Sir Roberts Farm TPP 06670 2025 0.2), as well as those off-site whose root protection areas ingress into the site shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with Section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2016 (Priority Habitats & Species).

- 4 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (c) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 4(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4(c), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LBL and local community regarding key construction issues - newsletters, fliers etc.
- x. Details of traffic construction routing to and from the site

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until full details of the water efficiency measures required by the approved water neutrality strategy (Version 1 received 13.01.2025) have been submitted to and approved in writing by 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 (2023), 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).

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

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 193194 and 186 of the National Planning Policy Framework (2023), 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).

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- (a) Purpose and conservation objectives for the proposed enhancement measures;
- (b) Detailed designs to achieve stated objectives;
- (c) Locations of proposed enhancement measures by appropriate maps and plans;
- (d) Persons responsible for implementing the enhancement measures;
- (e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan reference A2/SP/F REV B and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement (Duckworths Arboriculture Ltd Sir Roberts Farm AMS Ref: 06670 2025 0.2 dated April 2025).

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Preliminary Ecological Appraisal (Phlorum Limited, July 2022) and the Bat Preliminary Roost Assessment (Arun Ecology, April 2025).

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

- 17 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the proposed plans and application form.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR136, or a 'Further Licence') and with the proposals detailed on plan "Sir Roberts Farm: Impact plan for great crested newt District Licensing (Version 1) dated 4th June 2025.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR136, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

NOTE TO APPLICANT

It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR136, or a 'Future Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by policy may follow.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0040

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing	NONE	17.07.2025
Floor plan	New Sussex Barn Bungalow Replacement	A2/P2/FP REV A	13.01.2025
Elevation plan	Garage Elevations	A2/G3/E REV A	13.01.2025
Floor plan	Garage Proposed Floor Plan	A2/G3/FP REV A	13.01.2025
Site plan	Site Plan Existing	A2/SP/E REV A	13.01.2025
Elevation plan	Bungalow Existing Elevations	A2/E1/E REV A	13.01.2025
Floor plan	Bungalow Existing Floor Plan	A2/E2/FP REV A	13.01.2025
Elevation plan	Bungalow Replacement Proposed Elevations	A2/P2/E REV A	13.01.2025
Supporting Statement	Water Neutrality Statement	NONE Version 1	13.01.2025
Block plan		NONE	13.01.2025
Site plan	Site Plan Proposed	A2/SP/P REV B	15.04.2025
Supporting Docs	Local Properties	NONE	13.01.2025
Supporting Docs	Photos of Existing Buildings and Access	NONE	13.01.2025
Location plan		NONE	13.01.2025
Supporting Docs	Bat Preliminary Roost Assessment by Arun Ecology dated April 2025	D-PIW-001-006-001 Rev 001	15.04.2025
Location plan		NONE	28.01.2025
Site plan		A2/SP/P REV B	15.04.2025
Supporting Docs	BS:5837 Arboricultural Report Arboricultural Survey & Arboricultural Impact Assessment & Method Statement by Duckworths Arboriculture Ltd dated April 2025)	AIA/AMS 06670/2025 0.2	15.04.2025
Details plan	Tree Protection Plan (Duckworths Arboriculture Ltd)	NONE	15.04.2025
Supporting Docs	Preliminary Ecological Appraisal by Phlorum dated 15.07.2022	9961 Rev0	25.02.2025
Location plan	Existing location plan	NONE	16.04.2025
Site plan	Site plan showing access and fire	NONE	02.07.2025

	hose		
Supporting Docs	NatureSpace Great Crested Newt District Licensing Scheme Certificate	NSP972HDC	06.06.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 05/08/2025

Authorising Officer sign/initial Tamara Dale Date: 06.08.2025