



Mr Scott Ellisdon  
Ellisdon Architectural Associates  
Woggo  
Hophurst Hill  
Crawley Down  
RH10 4LP

**Silver Trees Bashurst Copse Itchingfield West Sussex  
Demolition of existing dwelling, outbuildings, and swimming pool. Erection of 1no  
replacement detached dwelling with integral garage, a detached garage and pool house.  
Installation of replacement swimming pool, creation of wildlife pond, and associated  
landscaping.**

Your application DC/23/0301 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

#### **Conditions**

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

**Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken.** You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at [horsham.gov.uk/planning/discharging-a-planning-condition](https://horsham.gov.uk/planning/discharging-a-planning-condition)

#### **Community Infrastructure Levy (CIL)**

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit [horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay](https://horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay)

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,  
Development Management





Mr Scott Ellisdon  
Ellisdon Architectural Associates  
Woggo  
Hophurst Hill  
Crawley Down  
RH10 4LP

Application Number: DC/23/0301

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)  
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr and Mrs Scott and Fran Chamberlain and Poulain

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

**Demolition of existing dwelling, outbuildings, and swimming pool. Erection of 1no replacement detached dwelling with integral garage, a detached garage and pool house. Installation of replacement swimming pool, creation of wildlife pond, and associated landscaping.**

**Silver Trees Bashurst Copse Itchingfield West Sussex**

to be carried out in accordance with Application No. DC/23/0301 submitted to the Council on 08/03/2023 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes  
Head of Development and Building Control

Date: 30/10/2023

- Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

**SCHEDULE OF PLANS/DOCUMENTS**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		10 REV 0	20.02.2023
Site plan	Section, as existing	01 REV A	08.03.2023
Floor plan	Ground and Sections, as existing	01 REV 0	20.02.2023
Elevation & Floor plan	First, and Section, as existing	02 REV 0	20.02.2023

Plans	Overall Master Landscaping, as proposed	CHAM OVERALL 02C REV C	20.02.2023
Site plan	Section, as proposed	01 REV C	08.03.2023
Elevation plan	Section, as proposed	04 REV G	20.02.2023
Floor plan	As proposed	03 REV J	20.02.2023
Elevation & Floor plan	Garage, as proposed	10 REV E	20.02.2023
Elevation & Floor plan	Pool House, as proposed	11 REV D	20.02.2023
Supporting Statement	Water Neutrality	NONE	14.09.2023
Elevation & Floor plan	Outbuildings, as existing	21	08.03.2023
Floor plan	Section (Swimming Pool), as existing and proposed	20	08.03.2023
Design & Access Statement	Planning	NONE	08.03.2023

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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 (Slab Level) Condition:** No new-build development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement (Slab Level) Condition:** No new-build development above ground floor slab level shall commence until full details of the water efficiency measures required by the approved water neutrality strategy (by Motion, submitted 14/09/2023) 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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

- 5 **Pre-Occupation Condition:** The development hereby permitted not 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 residential unit 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 179 and 180 of the National Planning Policy Framework (2021), 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-Use Condition:** The swimming pool hereby permitted shall not be first used (through its filling with water) until details setting out how water will be provided to the site have been submitted to and approved in writing by the Local Planning Authority. The details shall set out measures to ensure the swimming pool sources water by way of delivery without placing additional demand on the mains water supply. The swimming pool shall thereafter be filled in accordance with the agreed details, which shall be adhered to 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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

- 7 **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 on the submitted plans 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).

- 8 **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).

- 9 **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).

- 10 **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 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).

- 11 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

- 12 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Ecology Co-op, May 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework

- 13 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order no development falling within Class A or B of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the enlargement of the dwelling above the existing, in accordance with Policies 28 and 33 of the Horsham District Planning Framework (2015).

**Note to Applicant – Community Infrastructure Levy (CIL):**

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017. [This development constitutes CIL liable development.](#)

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at [cil@horsham.gov.uk](mailto:cil@horsham.gov.uk)

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

### **Note to Applicant**

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.

### **ADDITIONAL INFORMATION**

#### **Planning Permission – Important Provisos**

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail [streetnaming@horsham.gov.uk](mailto:streetnaming@horsham.gov.uk) or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email [hop.oast.admin@horsham.gov.uk](mailto:hop.oast.admin@horsham.gov.uk).

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

#### **Amendments**

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

#### **Monitoring**

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

## **Right of Appeals**

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/23/0301

Silver Trees , Bashurst Copse, Itchingfield, West Sussex, RH13 0NZ

### **DESCRIPTION:**

Demolition of existing dwelling, outbuildings, and swimming pool. Erection of 1 no replacement detached dwelling with integral garage, a detached garage and pool house. Installation of replacement swimming pool, creation of wildlife pond, and associated landscaping.

### **RELEVANT PLANNING HISTORY:**

None relevant

### **SITE AND SURROUNDS**

The application site lies outside of the built-up area boundary with a public right of way running west of the site. The application site abuts ancient woodland to the east, south and west. The site is accessed through a long private drive from Bashurst Hill. The dwelling itself is a modest bungalow with a mixture of external materials with first-floor accommodation within the roofspace.

### **DETAILED DESCRIPTION**

The application seeks permission for the demolition of the existing dwelling, outbuildings, and swimming pool, and their replacement with a replacement detached four-bedroom dwelling, with integral garage, in addition to a detached garage and a pool house. The replacement dwelling would be spread across the site, with the detached garage to the northern part of the site and a double integral garage to the south and a glazed link connecting it to the host dwelling house. The pool and pool house would be to the rear of the host dwellinghouse.

### **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 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 40 - Sustainable Transport

Policy 41 - Parking

**Neighbourhood Plan:**

Itchingfield Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

**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](http://www.horsham.gov.uk)

**Consultations:**

**HDC Arboriculture Officer:** The designated Ancient Woodland bordering the site is all fairly remote from foreseeable areas of potential development process. Many of the retained internal trees are sited relatively close to the boundaries and are species indicative of being woodland remnants from when the site was originally cleared for development. Where the proposed new build extends to the west, the footprint may impinge slightly on the rooting areas of the group of recently reduced hornbeam trees. If minded to approve, recommend constraint via condition for control of processes to prevent soil compaction in key rooting areas of the retained trees on the prevailing heavy clay soil, this can be reasonably achieved by erection of appropriate tree protection barriers and ground protection measures.

**HDC Landscape:** No objection.

**WSCC Public Right of Way:** Public Footpath 1627 crosses the access road, Bashurst Copse, to the north of the development site (within the red line boundary) and continues in a generally southerly direction, immediately adjacent to the development site's western boundary. It is understood that the application does not impact upon, or propose any alteration, to the Public Right of Way. Therefore, no objection.

**WSCC Highways:** The site is located on Bashurst Copse, an unadopted road – as such comments should be considered as advice only. No alterations are proposed to the existing junction to the maintained highway at Bashurst Hill. As the proposals are for a replacement dwelling only, the LHA does not anticipate that the proposals would lead to a material intensification of movements to or from the site. In summary, 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 111), and that there are no transport grounds to resist the proposal.

**Ecology Consultant:** No objection, subject to conditions.

**Southern Water:** The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

**Natural England:** No objections subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Parish Comments:

No objection to the proposal.

Representations:

None received

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 HDPF states that replacement dwellings will be supported provided that the development can be accommodated appropriately within the curtilage of the existing dwelling, the property is not derelict, is replaced on a one for one basis, is not disproportionate to the size of the existing dwelling and is in sympathy with and subservient to the scale and character of the existing dwelling.

The existing dwelling is not derelict with the proposed replacement within the established residential curtilage and on a 121 basis. The proposed dwelling would represent an increase in the level of accommodation currently provided on the site, replacing the two-bedroom dwelling house with a four-bedroom dwelling. It is though acknowledged that a number of existing buildings are intended for demolition and that the site is well screened from the public realm, with the immediate surroundings characterised by detached but well screened residential dwelling. It is considered that the presence of a larger dwelling set within a spacious curtilage, surrounded by comparable sporadic development, would not be harmful, with the scale of the replacement dwelling not an overriding reason to refuse planning permission in this instance.

In principle no objections to the replacement of the existing dwelling are therefore raised subject to detailed considerations.

**Design and Appearance:**

Policies 25, 32 and 33 of the HDPF promote development which is of high quality design, and is sympathetic to the distinctiveness of the dwelling and surroundings; development should protect, conserve and enhance the landscape character, taking account of the natural environment, landscape and landform pattern to which it forms a part. Policy 28 of the HDPF, which relates specifically, to replacement dwellings additionally requires replacement dwellings to not be disproportionate to the size of the existing dwelling and be in keeping with the scale and character of the existing dwelling.

The existing dwellinghouse is a bungalow of a modest scale and a mix of render and stonework which has a low-key appearance. The building is not considered to be of any historic significance and is not considered to be a non-designated heritage asset. There is no objection to its demolition.

The replacement dwelling would feature a more expansive footprint and built form, comprising a series of gabled sections adjoined by subservient link sections. It is considered that the replacement dwelling would create some visual interest with the single-storey form ensuring it does not appear unduly intrusive or dominant in views from the wider surrounds, including the adjoining public right of way from where the site benefits from an existing degree of boundary screening. The outbuildings would be clearly subordinate in form and function, and their siting within the curtilage would not visually encroach into the wider countryside setting. The visual impact of the proposal is therefore considered acceptable and in accordance with the above policies.

The application is accompanied by a landscaping scheme which allows for retention of key notable planting together with new planting within the site boundaries and the provision of biodiversity enhancement measures, and this approach is welcomed. It is not considered necessary to secure implementation of the landscaping scheme through condition, with the existing and proposed planting not necessary to make the development acceptable.

### **Amenity Impacts:**

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposed dwelling would retain considerable separation from adjoining properties, and the resulting relationship is considered sufficient to prevent any unacceptable impacts on neighbouring amenity, in accordance with the above policy.

### **Highways Impacts:**

Policies 40 and 41 of the HDPF state that development should provide safe and adequate access, suitable for all users. The proposal would make use of the existing access arrangements. The proposed layout makes sufficient provision for on-site parking and manoeuvring, and no residual impacts would result on the immediate surroundings.

The proposal would make use of the existing access with sufficient space provided for on-site parking and manoeuvring. The proposal would not be expected to create a harmful demand for travel and the Local Highway Authority has raised no objections to the proposal, which would not be expected to have an unacceptable impact on highway safety or result on severe cumulative impacts on the highway network.

### **Ecology:**

Policies 25 and 31 of the HDPF seek to ensure that development safeguards and minimises effects upon protected species and features of biodiversity interest, secures a proportionate biodiversity net-gain and that any loss of green infrastructure or protected trees resulting from proposed development is compensated for.

The Council's Ecology Consultant has been consulted during the course of the application and, following the receipt of additional information, have advised there is sufficient assessment to determine the application, and that subject to conditions there would be no adverse impact on protected species or habitat. These conditions have been recommended where necessary and appropriate and the proposal is therefore considered to accord with the above policies.

### **Water Neutrality**

In September 2021 the LPA received a 'Position Statement' from Natural England pertaining to the use of groundwater within the Sussex North Water Supply Zone and the effects of groundwater supply on the Arun Valley Ramsar, Special Area of Conservation and Special Protection Area habitat sites.<sup>1</sup> The 'Position Statement' advises that groundwater abstraction supplying the public mains-network may be adversely affecting the integrity of Arun Valley habitat sites.

The advice issued by Natural England, within the Position Statement, is that Planning Authorities within the Supply Zone pause decisions until a strategy is devised, in partnership with Natural England, to offset increased water-use associated with new development within the Supply Zone. Where it is critical that individual applications proceed Natural England advise that any application needs to demonstrate 'water-neutrality', such to provide certainty that new development will not further contribute to the existing adverse effect known from public groundwater abstraction.

The application site falls within the Sussex North Water Supply Zone, where increased demand for mains-water would exacerbate demand for the continued use/scale of public groundwater abstractions at Hardham Water Works contributing to associated adverse effect upon the integrity of the Arun Valley SAC, SPA and Ramsar sites.

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 existing baseline water consumption on site is outlined within water Neutrality statement as being equivalent to what 457.99 litres/day which has been demonstrated through water bills over a sufficient period to achieve an average usage. The existing dwelling is a two bedroom dwellinghouse with a pool. The existing usage is equivalent to 160.14 litres/person/day. The WN statement outlines that the proposal would result in an overall per person per day usage for 2.86 people per day (for a four bedroom dwelling) would be approximately 117 l/p/p/d. Overall this equates to 335.02 litres per day. A part G calculator has been provided and sets out that the remaining water will be delivered by tanker (from outside the water supply zone) to account for the proposed pool.

The overall figure of 335.02 l/d evidenced through the Part G calculator would represent a water neutral proposal. To account for the wildlife pond, the water from the existing pool would be used (after a period of reducing chlorination). The pool is stated to reduce evaporation by solar cover and would make use of water butts for any water required. Detail has been submitted with regards to the external sources of water and it is considered that a suitably worded condition would be sufficient to account for the remaining water from a source outside of the Arun Valley SAC, SPA and Ramsar sites.

As such, 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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

### **Conclusions:**

For the above reasons, the proposed development is considered to comply with relevant local and national planning policies and is recommended for approval.

### **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 (Slab Level) Condition:** No new-build development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of

materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement (Slab Level) Condition:** No new-build development above ground floor slab level shall commence until full details of the water efficiency measures required by the approved water neutrality strategy (by Motion, submitted 14/09/2023) 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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

- 5 **Pre-Occupation Condition:** The development hereby permitted not 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 residential unit 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 179 and 180 of the National Planning Policy Framework (2021), 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-Use Condition:** The swimming pool hereby permitted shall not be first used (through its filling with water) until details setting out how water will be provided to the site have been submitted to and approved in writing by the Local Planning Authority. The details shall set out measures to ensure the swimming pool sources water by way of delivery without placing additional demand on the mains water supply. The swimming pool shall thereafter be filled in accordance with the agreed details, which shall be adhered to 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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

- 7 **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 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).

- 8 **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).

- 9 **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).

- 10 **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 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).

- 11 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

- 12 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Ecology Co-op, May 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

**Reason:** To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

- 13 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order no development falling within Class A or B of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby

permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the enlargement of the dwelling above the existing, in accordance with Policies 28 and 33 of the Horsham District Planning Framework (2015).

#### 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.

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#### **Plans list for: DC/23/0301**

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

#### Schedule of plans/documents **approved**:

<b>Plan Type</b>	<b>Description</b>	<b>Drawing Number</b>	<b>Received Date</b>
Location & Block plan		10 REV 0	20.02.2023
Site plan	Section, as existing	01 REV A	08.03.2023
Floor plan	Ground and Sections, as existing	01 REV 0	20.02.2023
Elevation & Floor plan	First, and Section, as existing	02 REV 0	20.02.2023
Plans	Overall Master Landscaping, as proposed	CHAM OVERALL 02C REV C	20.02.2023
Site plan	Section, as proposed	01 REV C	08.03.2023
Elevation plan	Section, as proposed	04 REV G	20.02.2023
Floor plan	As proposed	03 REV J	20.02.2023
Elevation & Floor plan	Garage, as proposed	10 REV E	20.02.2023
Elevation & Floor plan	Pool House, as proposed	11 REV D	20.02.2023
Supporting Statement	Water Neutrality	NONE	14.09.2023
Elevation & Floor plan	Outbuildings, as existing	21	08.03.2023
Floor plan	Section (Swimming Pool), as existing and proposed	20	08.03.2023
Design & Access Statement	Planning	NONE	08.03.2023

#### DELEGATED

Authorising Officer sign/initial .....  
Guy Everest

.....  
Date: 30.10.2023



PROPOSED SIDE ELEVATION - 1:100@A0



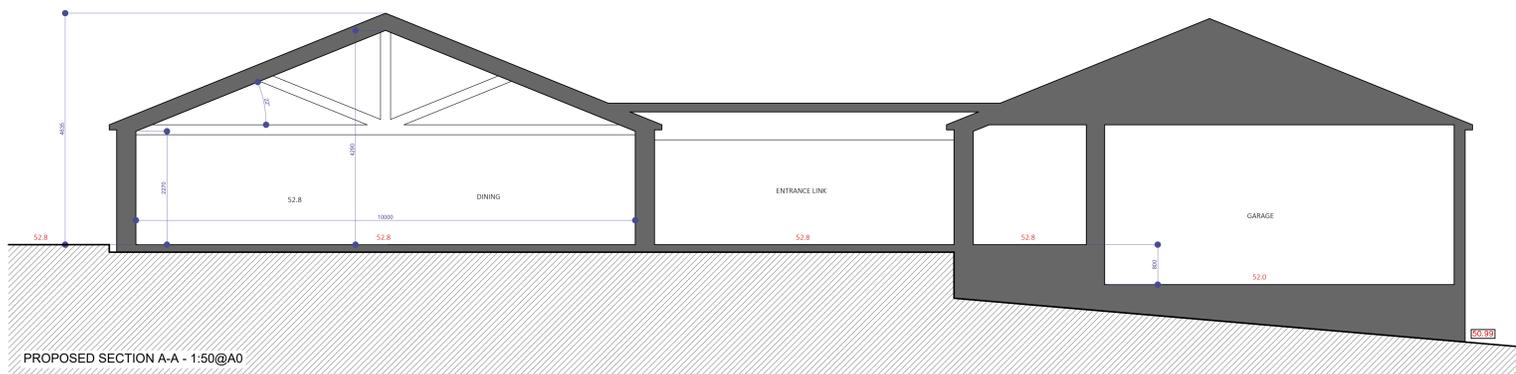
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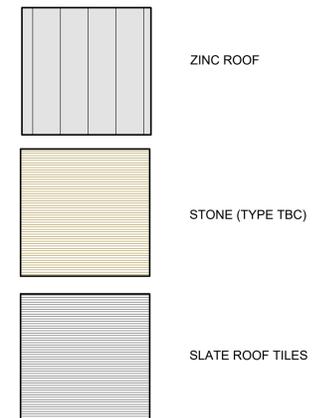
PROPOSED REAR ELEVATION - 1:100@A0



PROPOSED FRONT ELEVATION - 1:100@A0



PROPOSED SECTION A-A - 1:50@A0



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SCALE BARS

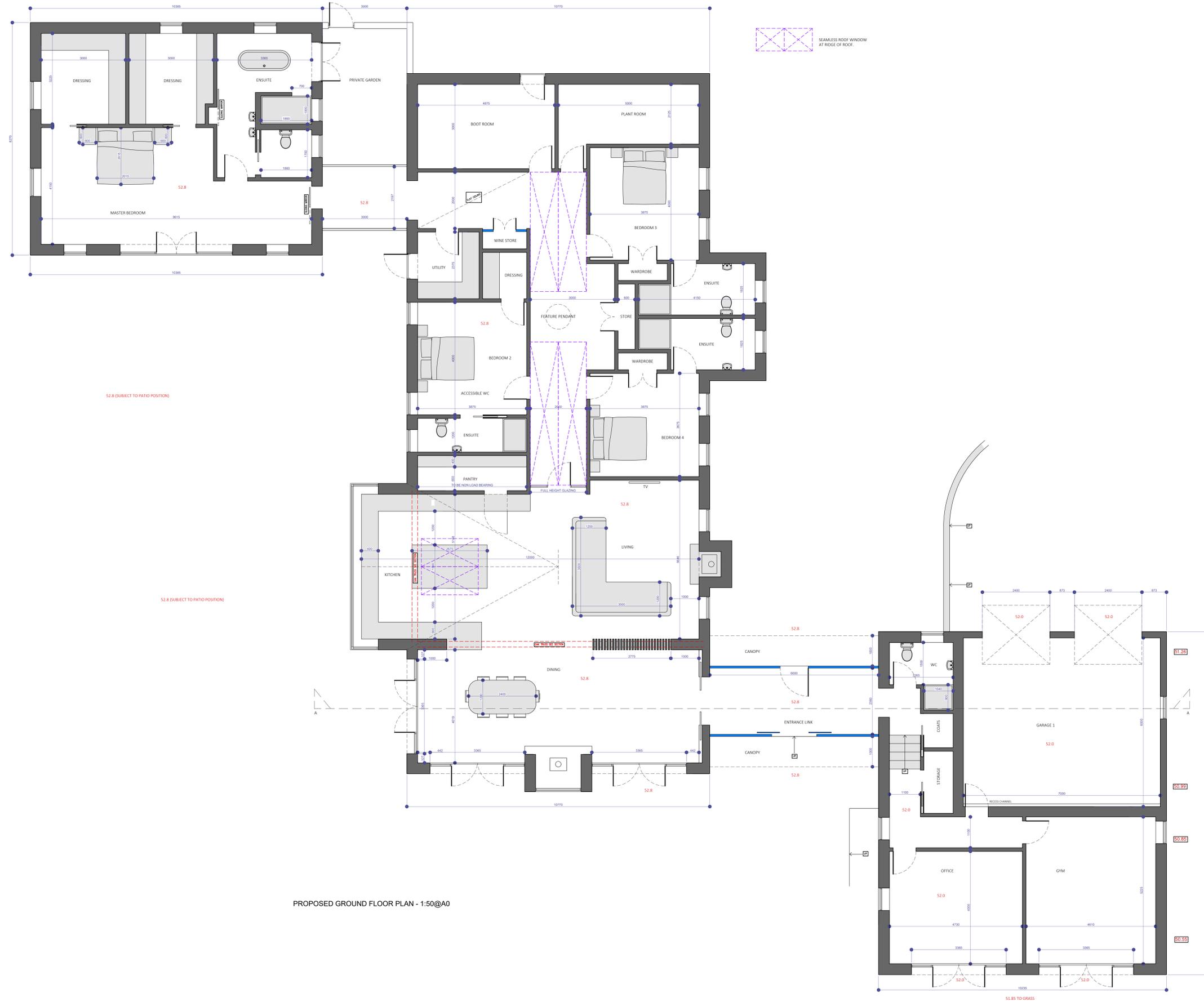


REVISION	DESCRIPTION
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D	
E	
F	
G	PLANNING ISSUE

STATUS:

PLANNING

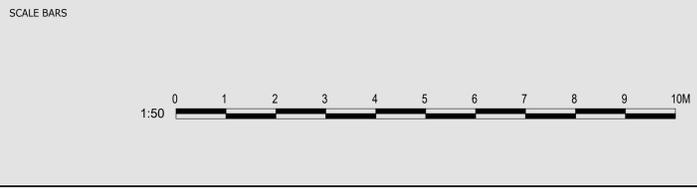
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JOB REF:	432	'SILVER TREES' BASHURST COPSE ITCHINGFIELD RH13 0NZ
DRG. NO:	04	
DRG. TITLE:	PROPOSED ELEVATIONS & SECTION	
DATE:	APRIL 2022	
SCALE:	1:50/100@A0	



PROPOSED GROUND FLOOR PLAN - 1:50@A0



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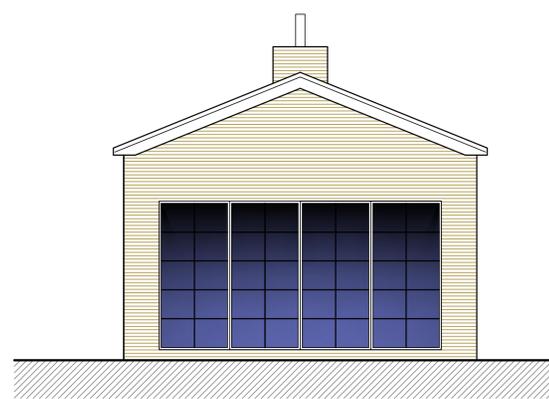
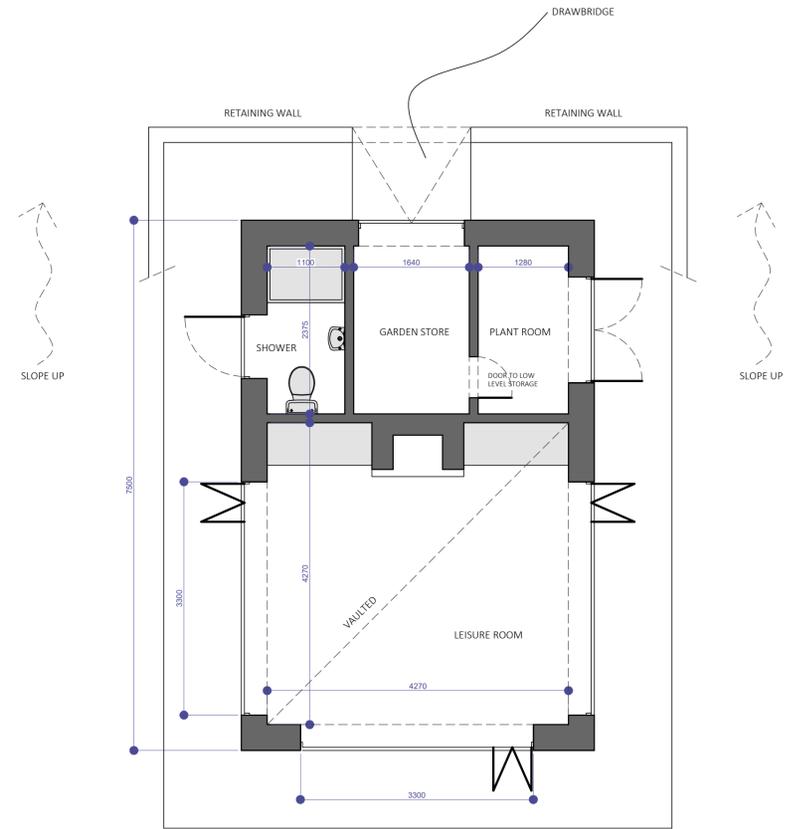


REVISION	DESCRIPTION
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J	PLANNING ISSUE

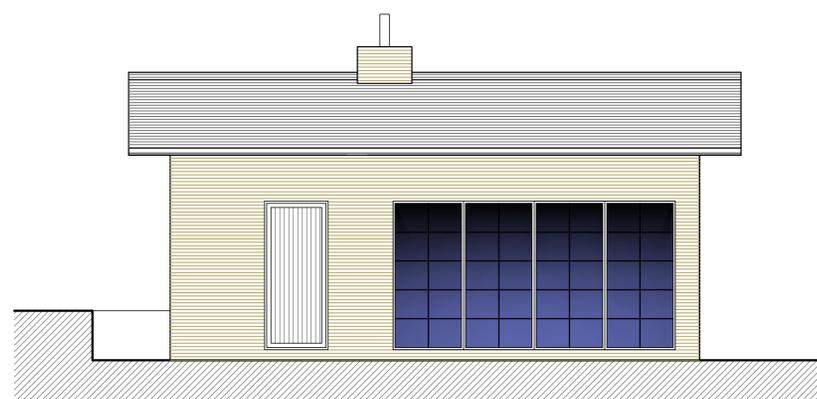
STATUS:  
**PLANNING**

CLIENT:	CHAMBERLAIN
JOB REF:	432
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DRG. TITLE:	PROPOSED GROUND FLOOR PLAN
DATE:	APRIL 2022
SCALE:	1:50@A0

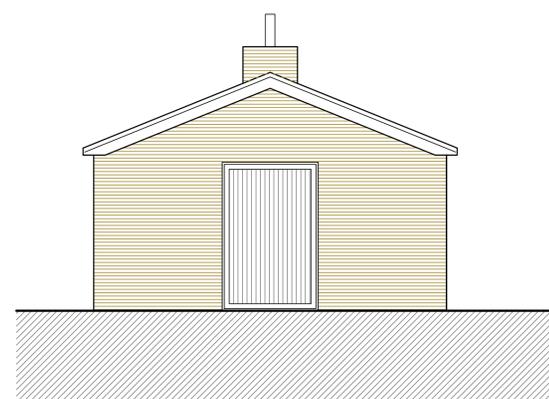
SITE ADDRESS:  
 'SILVER TREES'  
 BASHURST COPSE  
 ITCHINGFIELD  
 RH13 0NZ



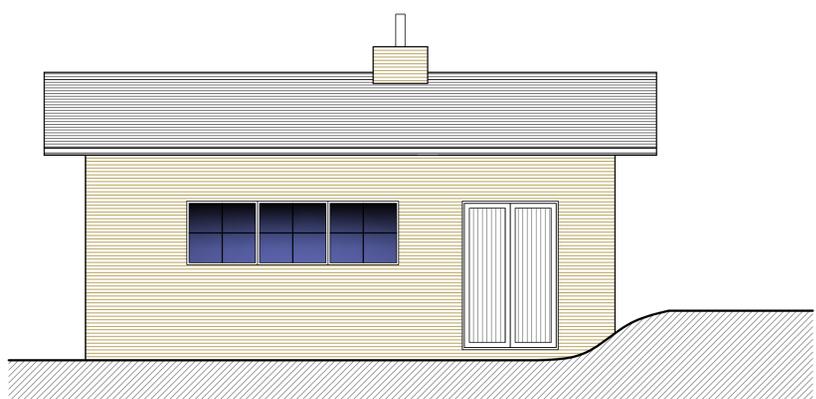
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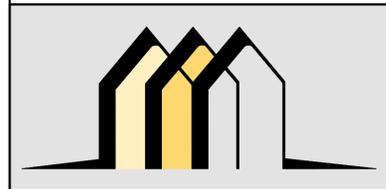
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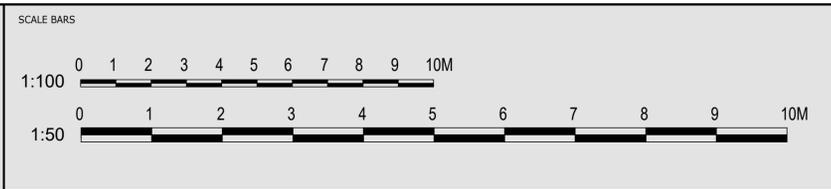
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PROPOSED SIDE ELEVATION - 1:50@A1



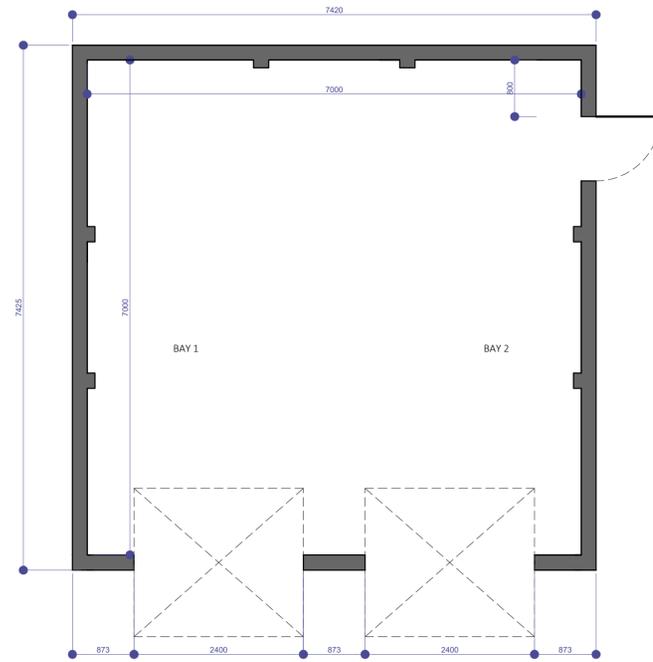
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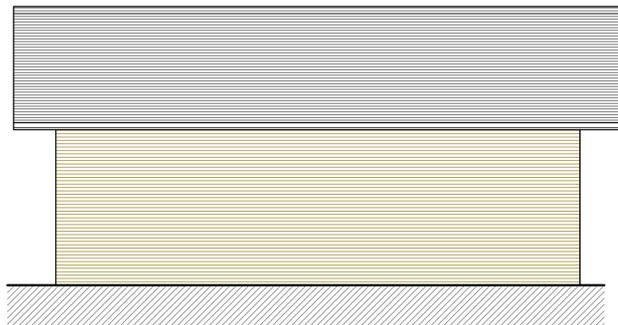
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B	
C	
D	PLANNING ISSUE

STATUS:  
**PLANNING**  
 STRICTLY NOT FOR CONSTRUCTION

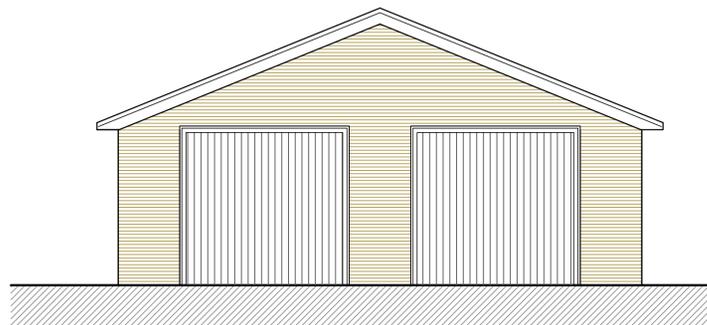
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DRG. NO:	11	
DRG. TITLE:	PROPOSED POOL HOUSE	
DATE:	MAY 2022	
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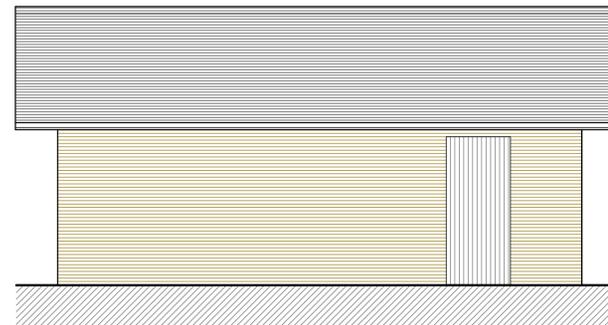
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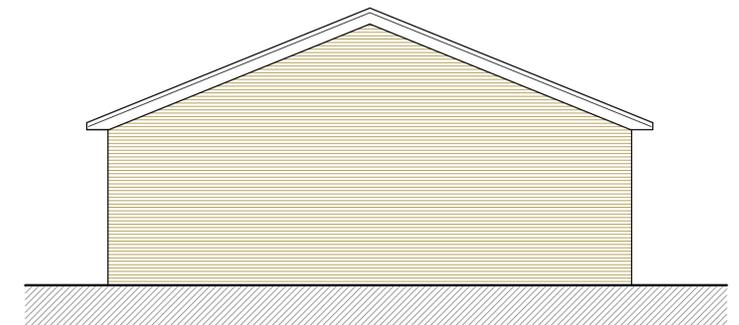
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PROPOSED FRONT ELEVATION - 1:50@A1



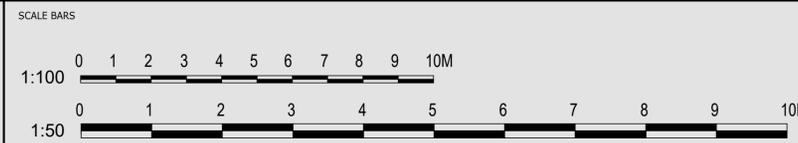
PROPOSED SIDE ELEVATION - 1:50@A1



PROPOSED REAR ELEVATION - 1:50@A1



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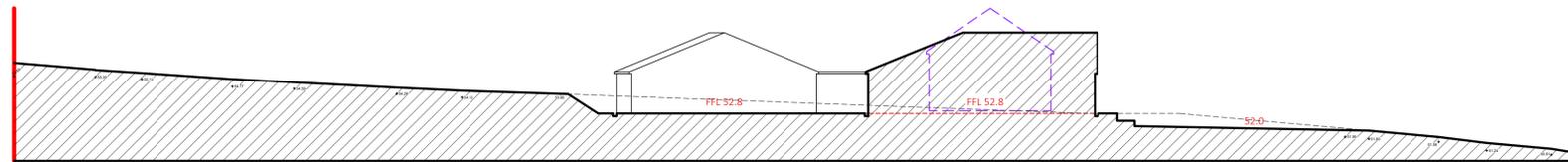


REVISION	DESCRIPTION
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E	PLANNING ISSUE

STATUS:  
**PLANNING**  
 STRICTLY NOT FOR CONSTRUCTION

CLIENT:	CHAMBERLAIN	SITE ADDRESS:
JOB REF:	432	SILVER TREES BASHURST COPSE ITCHINGFIELD
DRG. NO:	10	
DRG. TITLE:	PROPOSED GARAGE	
DATE:	MAY 2022	
SCALE:	1:50/100@A1	

REFER TO BGDS LANDSCAPING DESIGN  
DRAWING FOR FURTHER AND FULL DETAILS.



SECTION A-A



NEW STRUCTURES



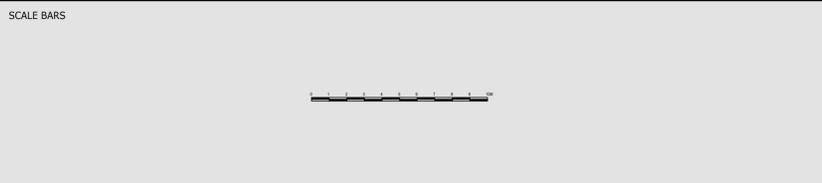
DEMOLISHED STRUCTURES



NEW POOL



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REVISION	DESCRIPTION
0	FIRST ISSUE
A	
B	PLANNING ISSUE
C	SCALE BAR

STATUS:  
**PLANNING**  
STRICTLY NOT FOR CONSTRUCTION

CLIENT:	CHAMBERLAIN
JOB REF:	432
ORG. NO:	01
ORG. TITLE:	PROPOSED SITE PLAN
DATE:	2022
SCALE:	1:200 @ A1

SITE ADDRESS:  
SILVER TREES  
BASHURST COPSE  
ITCHINGFIELD  
RH13 0NZ

The approx. 15m deep perimeter edge of the garden will be not be affected by the building works. Boundaries will be left untouched or existing hedges will be supplemented with new hedging plants to fill any gaps in the existing hedge. At present the boundaries have stabs of mature trees in front of them with shrubs underplanted in some places. The grass under these trees will be maintained and native flora will be introduced and encouraged to naturalise to encourage greater biodiversity. To increase the diversity of the grass within the buffer zone small (3-5m<sup>2</sup>) scrapes or inoculation plots where the top layer of vegetation is removed, exposing bare ground or even the subsoil can be made. This can be achieved using a spade or preferably a mechanical turf stripper. This removes the top layer of topsoil – including weed seed bank and roots/rhizomes of competitive grasses – to desiccate and deplete the existing rank vegetation. Bare areas can be sown with an 80/20% by weight meadow mix of suitable grass/wild flowers. The seeds should be pressed onto the surface of the soil and left uncovered. In areas with tussocky grasses, larger scrapes prevent the surrounding vegetation from shading the developing seedlings.

Old hedge removed and the North boundary will be Quercus fencing down to the front of garage 2

Wildflower meadows aid in increasing invertebrate habitats aiding bees and other pollinators within the site boundary and to help increase the number of foraging opportunities available for bats. Seed mixes for making good the periphery of the grass areas affected by building works. Emorsgate EH1F seed mix - Emorsgate EH1F seed mix is a mixture containing 100% native wild flowers for sowing into existing grass or combining with a suitable grass seed mix. EG9 is a grass mix for sowing with these flowers. Other areas where shorter grass is required can be seeded with Cotswold Parkland mixture or flowering lawn mixture from emorsgate. Where longer grass is desired use <https://www.wildflowerlawnsandmeadows.com/product/wild-flow-er-seeds-mixture-for-clay-loam-and-sandy-soils/> or wildflower turf

Please Note:  
All measurements must be checked on site before starting work or workshop drawings and not solely scaled from this drawing due to distortions in printing except for planning purposes. The contractor is responsible for checking all dimensions on site.

Please read this drawing in conjunction with all other designers, consultants and subcontractors drawings. Plus the specification document. Please note all specifications depend on ground conditions

Drainage, construction, ducting and installation is the responsibility of each individual contractor.

Materials, components and workmanship are to meet or exceed the requirements of current building regulations, British Standards codes of practice and the appropriate manufacturer's recommendations.

The contractor shall ensure that all works are executed in full compliance with all current Codes of Practice and Regulations in respect of Health & Safety.

The contractor is responsible for checking all dimensions on site. Please report all discrepancies, errors or omissions between drawings, site conditions and all other documents to B G Design Studio Ltd. 01825 733148.

This drawing is issued on the condition that it is not copied, reprinted or disclosed to a third party without the prior written consent of B G Design Studio Ltd.

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Existing Levels are in red and [brackets] Proposed levels are in blue & not in brackets

**KEY**

Bird boxes should also be installed on site to provide additional nesting opportunities for birds. Recommended boxes include Schwegler bird nest boxes or other similar woodcrete bird nest boxes. They can be placed on retained trees or new buildings post-development.

All planting to be done to current BSI standards.

Hot Tub/Jacuzzi situated in trees: dimensions (Hydro-pool 395)  
<https://hydro-pools.co.uk/product/self-clean-ing-395/>  
H - 940mm  
L - 2140mm  
W - 1650mm

Sauna dimensions (TimberN Igloo Model 1)  
<https://www.woodenhottub-sale.co.uk/product/garden-sauna-pod-sale/>  
H - 2400mm  
W - 2350mm



Scale in Metres

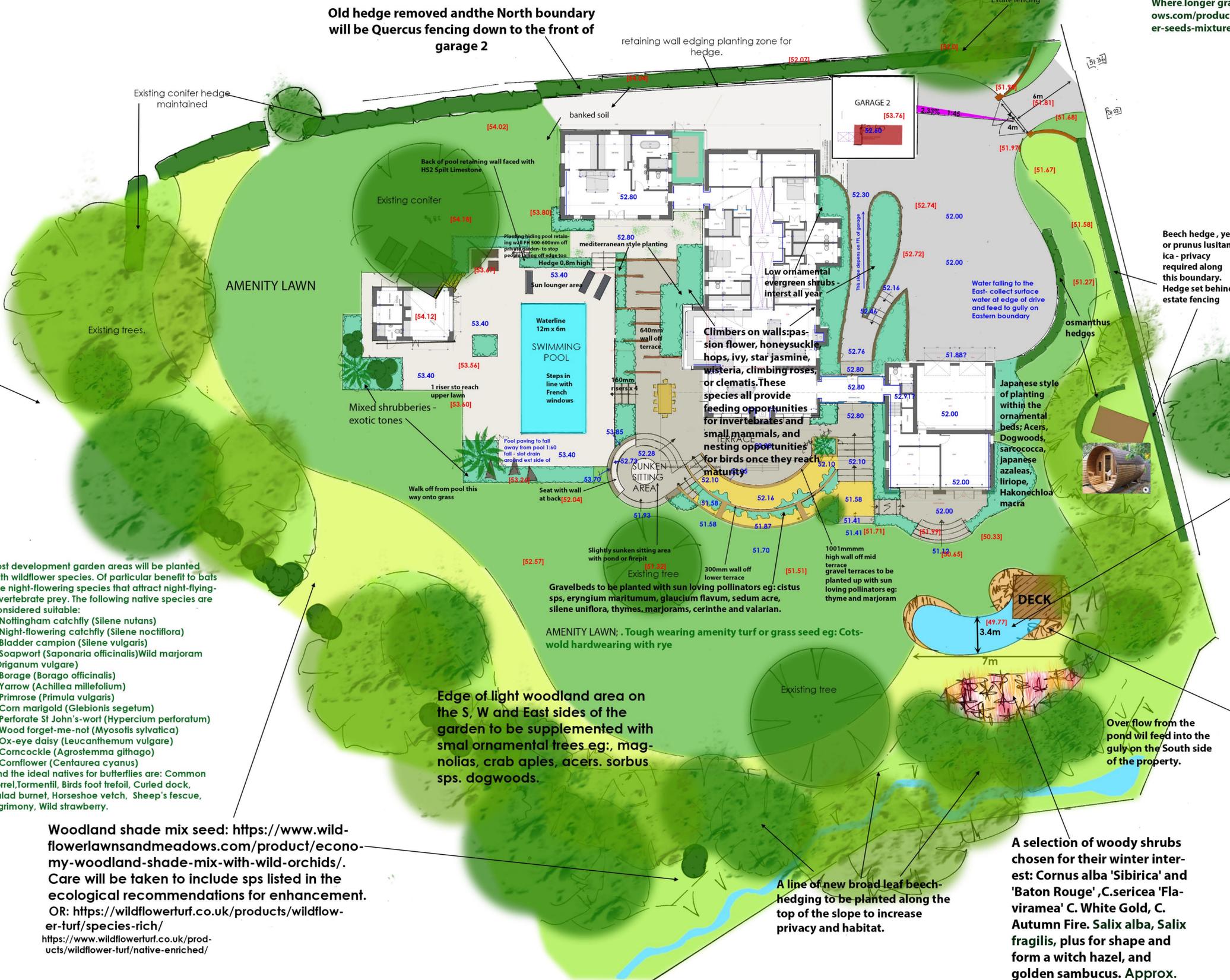
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**Client Name:** Scott Chamberlain  
**Project:** Silver Trees, Bashurst Copse, Itchingfield, RH13 0NZ  
**Drawing Description:** Overall Master Landscaping Plan for Silver Trees, Itchingfield

**Date:** 1st February 2023

**Drawing Number:** Cham Overall 02C

**Revisions:** B 23/01/23  
C 01/02/23



**Wildlife pond: 7m x 3.4m = 21sqm i.e. The pond should be constructed at multiple depths with several 'steps' varying in depth from 100cm at the centre to 15cm at the edges. The depth and permanence of water will vary so as to create a mosaic of habitats, which in turn support a greater variety of wildlife..Maximum depths should take into account safety issues; • edges should be gently shelving in at least some areas to allow easy access for amphibians and to improve safety (less than 1 in 4); • in some areas try and create very shallow margins with a gradient of 1:50; • the creation of low muddy islands in larger ponds can provide roosting and nesting sites for birds: • variations in water levels leaving muddy margins exposed and areas of shallow water around the margins creates areas that are potentially high in biodiversity. • a variety of substrates can be used around the shoreline including boulders and gravel. These add to the visual amenity and can provide nest and roost sites for birds. Edges to be planted with *Luzula sylvatica marginata*, *Deschampsia cespitosa*, *D. Mill End*, *Carex remota*. 6 plugs /sqm. ie 180 x 110cc plugs. *Filipendula*, *iris siberica*, and clumps of *Miscanthus*. The following table indicates the different shelf zones in the pond.**

Submerged (<40cm)	Emergent (15 – 40cm)	Marginal (<15cm)	Moisture loving
Spiked water-milfoil ( <i>Hydrophyllum spicatum</i> )	Yellow iris ( <i>Iris pseudacorus</i> )	Biopbean ( <i>Menyanthes trifoliata</i> )	Marsh mangold ( <i>Caltha palustris</i> )
Whorled water-milfoil ( <i>M. verticillatum</i> )	Meadowweet ( <i>Filipendula ulmaria</i> )	Watermint ( <i>Mentha aquatica</i> )	Globeflower ( <i>Trollius europaeoraeus</i> )
Curled pondweed ( <i>Potamogeton crispus</i> )	Purple loosestrife ( <i>Lythrum salicaria</i> )	Lesser Spearwort ( <i>Ranunculus flammula</i> )	Pillwort ( <i>Ptilularia globulifera</i> )
Hornwort ( <i>Ceratophyllum demersum</i> )	Rushes ( <i>Juncus</i> spp)	Creeping jenny ( <i>Lysimachia nummularia</i> )	Brooklime ( <i>Veronica beccabunga</i> )
Water starwort ( <i>Alliaria stagnalis</i> )	Sedges ( <i>Carex</i> spp)		
Common spike-rush ( <i>Eleocharis palustris</i> )	Greater spearwort ( <i>Ranunculus lingua</i> )		
Willow moss ( <i>Fontinalis antipyretica</i> )	Water forget-me-not ( <i>Myosotis scorpioides</i> )		
Marestail ( <i>Hippuris vulgaris</i> )			
Water violet ( <i>Hottonia palustris</i> )			
Water crowfoot ( <i>Ranunculus aquatilis</i> )			

A selection of woody shrubs chosen for their winter interest: *Cornus alba* 'Sibirica' and 'Baton Rouge', *C. sericea* 'Flaviramea' *C. White Gold*, *C. Autumn Fire*. *Salix alba*, *Salix fragilis*, plus for shape and form a witch hazel, and golden sambucus. Approx. 26sqm : 3/sqm 40-60cm or 60-80cm 78 plants. Plants to be protected with spiral rabbit guards

A line of new broad leaf beech-hedging to be planted along the top of the slope to increase privacy and habitat.

Existing gully on the southern boundary to be maintained and kept clear. Native flora to be encouraged along the banks: eg: marsh marigolds, purple loosestrife, foxgloves, valerian, campion, bluebells, geum rival and *G. arven-sis*, ragged robin, flag iris, water mint, marsh woundwort. *Iris psuedoacorus*, cuckoo pint.

Post development garden areas will be planted with wildflower species. Of particular benefit to bats are night-flowering species that attract night-flying-invertebrate prey. The following native species are considered suitable:  

- Nottingham catchfly (*Silene nutans*)
- Night-flowering catchfly (*Silene noctiflora*)
- Bladder campion (*Silene vulgaris*)
- Soapwort (*Saponaria officinalis*)
- Wild marjoram (*Origanum vulgare*)
- Borage (*Borago officinalis*)
- Yarrow (*Achillea millefolium*)
- Primrose (*Primula vulgaris*)
- Corn marigold (*Glebionis segetum*)
- Perforate St John's-wort (*Hypericum perforatum*)
- Wood forget-me-not (*Myosotis sylvatica*)
- Ox-eye daisy (*Leucanthemum vulgare*)
- Corncockle (*Agrostemma githago*)
- Comflower (*Centaurea cyanus*)

 and the ideal natives for butterflies are: Common sorrel, Tormentil, Birds foot trefoil, Curled dock, Salad burnet, Horseshoe vetch, Sheep's fescue, Agrimony, Wild strawberry.

Woodland shade mix seed: <https://www.wildflowerlawnsandmeadows.com/product/economy-woodland-shade-mix-with-wild-orchids/>. Care will be taken to include sps listed in the ecological recommendations for enhancement. OR: <https://wildflowerturf.co.uk/products/wildflower-turf/species-rich/> <https://www.wildflowerturf.co.uk/products/wildflower-turf/native-enriched/>

Edge of light woodland area on the S, W and East sides of the garden to be supplemented with small ornamental trees eg: magnolias, crab apples, acers, sorbus sps, dogwoods.

Gravelbeds to be planted with sun loving pollinators eg: cistus sps, *eryngium maritimum*, *glaucium flavum*, sedum acre, *silene uniflora*, thymes, marjoram, cerinthe and valerian.

AMENITY LAWN: Tough wearing amenity turf or grass seed eg: Cotswold hardwearing with rye

Climbers on walls: passion flower, honeysuckle, hops, ivy, star jasmine, wisteria, climbing roses, or clematis. These species all provide feeding opportunities for invertebrates and small mammals, and nesting opportunities for birds once they reach maturity

Low ornamental evergreen shrubs - interest all year

Back of pool retaining wall faced with H52 Spilt Limestone

retaining wall edging planting zone for hedge.

Existing conifer hedge maintained

AMENITY LAWN

Existing trees.

Mixed shrubberies - exotic tones

Walk off from pool this way onto grass

Pool paving to fall away from pool 1:40 fall - slot drain around east side of

Seat with wall at back

Slightly sunken sitting area with pond or firepit

Existing tree

Existing tree

Existing tree

Existing tree