



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

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

DC/25/0114  
Home Farmhouse, Cowfold Road, Coolham, West Sussex, RH13 8QJ

### **DESCRIPTION:**

Conversion and extension of a redundant agricultural barn to form a residential dwelling with change of use of land from agricultural to residential to form a curtilage to the dwelling.

### **RELEVANT PLANNING HISTORY:**

DISC/24/0278	Application for Approval of Details Reserved by Condition 1 a, b, and c to approved application DC/24/1053	Application Permitted on 28.01.2025
HRA/24/0017	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval consent DC/24/1053	Application Permitted on 12.03.2025
DC/24/1053	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (Class C3)	Prior Approval Required and PERMITTED on 02.09.2024

### **DESCRIPTION OF THE SITE**

The application site is positioned to the north of Home Farmhouse and accessed via an existing driveway from the A272 Cowfold Road. The site sits within a countryside location outside of any settlement boundary, on the eastern periphery of Coolham. The site is approximately 260m from the village centre of Coolham. The site is not within a conservation area, and it not listed, or within the setting of any listed buildings.

### **DESCRIPTION OF THE APPLICATION**

The application seeks permission to change the use of an existing barn to form a residential property, as previously approved under prior approval ref: DC/24/1053, as well as an extension to the west elevation to provide additional accommodation. The proposed dwelling would have 3 bedrooms, a bathroom, en-suite, kitchen, and vaulted living room, as well as a car port for one car.

### **RELEVANT PLANNING POLICIES**

#### **The National Planning Policy Framework (NPPF)**

#### **Horsham District Planning Framework (2015):**

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

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 40 - Sustainable Transport  
Policy 41 - Parking

**Shipley Neighbourhood Plan (2019-2031):**

Policy Ship HD3: High quality design

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

Strategic Policy 1: Sustainable Development  
Strategic Policy 2: Development Hierarchy  
Strategic Policy 6: Climate Change  
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  
Strategic Policy 24: Sustainable Transport  
Policy 25: Parking  
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses  
Policy 45: Replacement Dwellings and House Extensions in the Countryside  
Policy 46: Ancillary Accommodation

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

**Consultations:**

**INTERNAL CONSULTATIONS**

**HDC Environmental Health: Comment**

**Land Contamination**

A Preliminary Environmental Risk Assessment has been provided which has not identified significant contamination pathways. However, recommendations have been made to ensure the site is safe and suitable for use. Conditions are proposed to ensure these recommendations are implemented.

**Proposed Water Supply**

The applicant states that rainwater harvesting is to be used to meet the needs of the development. Rainwater and greywater supplies can be highly contaminated, therefore robust and detailed written private water supply management and maintenance details will need to be submitted in support of the application. These details should include, but not necessarily be limited to, the following:

A condition is proposed to ensure the rainwater harvesting system provides a safe a sufficient supply of potable water.

#### Construction Phase

During site clearance, preparation, and construction there is the potential for adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by setting appropriate hours for construction activities.

#### **HDC Landscape Architect:** No Objection

Little visual change is anticipated to be noted from the proposals as seen from existing public rights of way (PRoW) in the wider network and from Cowfold Road. The scale is also considered acceptable in the countryside location and reflective of the existing vernacular, therefore proposals are not considered to give rise to unacceptable landscape character and visual effects.

Notwithstanding the above, key landscape features lie within the proposed curtilage, such as the pond, mature trees and hedgerow. Removal of these features will give rise to adverse effects on the landscape character and immediate landscape context, and their retention must be safeguarded in line with Policies 26 and 33 of the HDPF.

Any future proposals must therefore demonstrate no loss or deterioration of these landscape features, and where possible that these will be enhanced. In addition, external lighting must be absent or restricted in order not to detract from the tranquillity and sense of place of the rural countryside setting. We recommend these details are secured by condition as below.

#### OUTSIDE AGENCIES

**Natural England:** No Objection - subject to appropriate mitigation being secured.

The delivery, management and maintenance of any measures identified in the applicant's water neutrality statement that are required to ensure that the proposed development will not result in increased levels of abstraction within the Sussex North Water Supply Zone.

**Southern Water:** Comment

#### Rainwater Harvesting

The proposed rainwater harvesting system should be designed, installed, and maintained to current British Standards to ensure that measures are in place to protect the public water supply and avoid cross contamination.

#### Proposed Disposal to ground from package treatment plant

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.

**WSCC Highways:** Comment

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications no. DC/24/1053 for a Prior Notification for change of use of agricultural building to a single 2 bed dwellinghouse to which no objections were raised. This application was approved by the LPA.

This proposal seeks permission for the proposed conversion of a barn to residential to form a single 3 bed dwelling (C3 Use). The site is located off Cowfold Road, an A-classified road subject to a speed restriction of 30 mph in this location.

#### Access

From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access onto Cowfold Road. An inspection of collision data supplied to WSCC by Sussex Police over a period the past five years reveals there have been no recorded collisions attributed to road layout within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

There are no proposed changes to the existing access from the Publicly Maintained Highway.

### Parking

The WSCC parking demand calculator expects that a minimum of three car parking spaces would be required for a dwelling of this size in this location. The proposals offer a single parking space within a car port and an external parking space for a total of 2 parking spaces. The car port is of sufficient width to accommodate an average sized vehicle. There appears additional space within the site/wider site for overspill parking to be accommodated, this would not be anticipated to overspill onto the publicly maintained highway at this location. The LPA may wish to consider this from an amenity perspective however.

The LHA would recommend that secure and covered cycle parking is provided for the dwelling to encourage sustainable transport methods.

### Capacity

Generally, the change of use from agricultural use to a residential dwelling would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of the potential of the current use.

### Conclusion

In summary, the movements associated with agriculture have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. Furthermore, there is an extant Prior Notification permission at this property for a residential use and the additional bedroom provided within this most recent full submission would not seek to materially alter the anticipated movements from within the site.

The Local Highway Authority does not consider that the 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:

**Shipley Parish Council:** No Comment

#### 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:**

The Old Dairy is located within the wider periphery of the village of Coolham and would comprise a development that forms an infill within an existing cluster of residential properties outside of any established settlement boundaries. The site is located outside of the built-up area and is not allocated within Horsham's Development Plan, which comprises the Horsham District Planning Framework (HDPF) and Shipley's Neighbourhood Plan. As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 of the HDPF. In addition, the proposed development is not considered to be essential to the countryside location and would be in conflict with Policy 26 of the HDPF.

In relation to the principle of development, the submitted Design and Access Statement advises that the current proposal is submitted as an alternative to an extant prior approval consent for the conversion of the barn to one 2-bed dwelling (DC/24/1053). The prior approval consent has discharged the pre-commencement conditions (DISC/24/0278) and also benefits from an approved Regulation 77 application (HRA/24/0017). The Regulation 77 application demonstrates that the prior approval scheme can be delivered as water neutral. Consequently, there are no barriers to the extant prior approval consent being built out. This represents a viable fallback to the current application proposal.

The presence of a viable fallback permission for the conversion of the barn to 1no. two-bedroom dwelling is a significant material consideration and establishes the principle of housing on this site. It is however, noted that the existing GIA is 78 sqm and the proposed GIA would be 114.7 sqm, as it includes an extension. The proposed dwelling would have a larger footprint than the existing, which was the footprint approved under the prior approval application (DC/24/1053), however, this would be sufficiently contained within the existing site boundaries. It is therefore considered that a refusal of the current application would not prevent residential development being delivered on the site. It is therefore considered that the principle of the development of the site for a dwelling has been established.

### **Design and Appearance:**

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

*Shipley HD3 – All proposals for new development in Shipley Parish are expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance. New development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area.*

The proposal seeks to convert and extend the existing agricultural barn to form a residential dwelling. The development would be contained within the existing site boundaries and there would be no harmful encroachment on the fields adjoining the site to the north and east, or the residential dwellings, to the west and south. The proposed dwelling would have 3 bedrooms, a bathroom, en-suite, kitchen, and vaulted living room, as well as a car port for one car. A bin store and electric charging point have also been indicated on the proposed block plan. The proposed dwelling would be of a modest size and

appearance, incorporating glazing into the elevations, which while appearing more domestic, would generally reflect a rural building. The footprint would be bigger than the existing at 114.7 sqm overall, due to the proposal of an extension (36.7 sqm) to accommodate more habitable living space. The extension would facilitate a more domestic appearance with gable end and a ridge height which would not exceed the existing, as well as a window facing towards the west which would be obscured glazed as it accommodates an ensuite. Rooflights are proposed on the roofslope to provide natural light and ventilation into the first-floor rooms.

While the extension would facilitate a more domestic appearance, the existing external form of the building would be maintained through the use of materials and the retention of the existing footprint. The materials would be high quality and appropriate to the use of the building, commensurate with materials used elsewhere within the locality to ensure a cohesive visual appearance on site. The external elevations would be finished with timber weatherboarding which would sit under a galvanised metal roof to match the existing barn being converted. The proposed materials would be similar to those on the existing barn and therefore would retain the character and appearance of the building.

The application also seeks to change the use of the land, from agricultural to residential, to form a residential curtilage to the dwelling. The proposed area is already demarcated by hedging and vegetation, as well as fencing along the boundary lines, so the proposed curtilage area would visually relate to the dwellinghouse and is not considered to result in adverse harm to the character and visual amenity of the countryside location.

### **Residential Amenity:**

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The proposal is not considered to give rise to any unacceptable neighbour amenity issues due to the distance between the development and the nearest residential neighbours. The building is existing, and the conversion would not be considered to result in significant development over and above the existing footprint. Additionally, it is considered that no part of the built form would result in unacceptable outlook. The proposal is considered to provide adequate internal space to provide a good standard of living for future occupiers. There would be sufficient residential amenity space, towards the north-west of the site included within the proposed residential curtilage.

### **Highways Impacts:**

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The proposal would utilise an existing access to the public highway. WSCC Highways confirmed that there are no apparent visibility concerns with the existing point of access onto Cowfold Road. The WSCC parking demand calculator requires a minimum of three car parking spaces for a dwelling of this size. The proposal offers a single parking space within a car port and an external parking space for a total of 2 parking spaces. It is considered that the parking provision would be adequate and sufficient to accommodate the occupants and use of the dwellinghouse.

### **Landscape Impacts:**

The site is not subject of any Tree Preservation Orders and little visual change is anticipated to result from the proposal. The HDC Landscape Architect had no objection to the proposal, noting that the scale is considered acceptable in the countryside location and reflective of the existing vernacular, therefore not resulting in unacceptable landscape character. Landscape features within the proposed curtilage should be retained as they are imperative to the landscape character and immediate landscape context. Any future proposals must demonstrate no loss or deterioration of landscape features and where possible where these will be enhanced. External lighting should be absent or

restricted to ensure no detracting of tranquillity and sense of place of the rural countryside setting. Conditions were recommended to secure this.

### **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 submitted Water Neutrality Statement outlines that the existing baseline consumption is 0 l/d. The proposed development represents a water demand of 184.76 l/d (74.8 l/p/d x 2.47). Rainwater Harvesting is proposed for 100% of the water demand both potable and non-potable water. The total roof area is 114.7m<sup>2</sup> and the rainwater harvesting demand has been calculated to account for the 35-day and 60-day drought period. A 15,000 potable rainwater harvesting tank would be installed and suitable treatment would be installed to ensure the water meets drinking water regulations. The Water Neutrality Statement outlines the robust maintenance and management plan for the system. The strategy demonstrates that the proposed water demand could be fully offset with the collection of rainwater and the proposed use would be equal to the existing – 0 l/d. Officers are therefore satisfied that subject to the imposition of conditions to secure these measures, the development would be water neutral.

Natural England were consulted on the water strategy following the carrying out of an Appropriate Assessment by officers, and raised no objection, subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality. The information available and the mitigation measures proposed are considered to provide the necessary certainty to demonstrate that the proposed development would be water neutral. Appropriate mitigation measures have been demonstrated and are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC, and Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

### **Other Matters:**

#### Contaminated Land:

A preliminary contamination risk assessment has been submitted as part of the application. The information submitted within this is considered satisfactory. Environmental Health were consulted and noted that the assessment has not identified significant contamination pathways, but recommendations have been made to ensure the site is safe and suitable for use. Environmental Health proposed conditions to ensure that the recommendations within the assessment are implemented.

#### 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
- Electric vehicle charging points

Subject to these conditions the application will suitably 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 by reason of:

- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

### **Conclusion and Planning Balance:**

The application site benefits from an extant Prior Approval (DC/24/1053) for the conversion of the existing barn on the site to one dwelling. This extant permission is considered to represent a realistic fallback which establishes the principle of residential development on this site. The proposed development would improve the quality of accommodation and would offer improvements in design and sustainability. The proposal would reflect a traditional housing vernacular within a rural location and is considered to relate sympathetically to the character and built form of the wider surroundings.

The proposal would not result in adverse harm to the amenities of nearby residential properties and would not have a detrimental impact on the safety and function of the public highway network. For these reasons, the development is recommended for approval, subject to 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
District Wide Zone 1	161.63	70.12	91.51
		<b>Total Gain</b>	
		<b>Total Demolition</b>	

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 (Slab Level) Condition:** No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:

- Detail on the likely contaminants associated with the rainwater harvesting system,
- Detail on the type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
- Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
- Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any reactivation of the system after it has been out of use due to lack of rainfall/use.
- Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of 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), Paragraph 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

- 4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (Water Neutrality Statement received 24.01.2025) 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 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:** 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 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-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained and removed.
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with the approved site plan. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use 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 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).

- 9 **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).

- 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 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).

- 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 provision for the storage of refuse and recycling has been made for that dwelling in accordance with the Block Plan [A.06]. These facilities shall thereafter be retained for use at all times.

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

- 13 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the foul and surface water drainage strategy as set out in Drainage Strategy received 02.04.2025.

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).

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

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).

- 15 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, AA, B and C of Part 1 or Class AD of Part 20 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 in accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

#### NOTE TO APPLICANT

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

#### NOTE TO APPLICANT

The Applicant is advised that a Pre-Demolition and Refurbishment Asbestos Survey in accordance with HSG264 should be undertaken. Any confirmed or suspected asbestos containing materials should be removed from areas of the development which is to form the private dwelling. All site clearance debris, construction waste, and/or asbestos containing materials should be removed from site by an appropriately licensed waste removal contractor.

#### 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/25/0114**

(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
Elevation & Floor plan	Existing - Plans & Elevations	A-09 Rev A	07.02.2025
Supporting Docs	Drainage Strategy	NONE	02.04.2025
Elevation plan	Proposed - Elevations	A-01 Rev C	07.02.2025
Floor plan	Proposed - Plan View - Ground	A-02 Rev D	07.02.2025

