Statement of Case

The Lamb Inn
Lambs Green Road
Lambs Green
Rusper
West Sussex

On Behalf of

Mr B Boker-Ingram

Prepared by
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April 2026

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1. INTRODUCTION

1.1 This Statement of Case relates to a planning appeal pursuant to the decision by Horsham District Council (HDC) to refuse an application for the construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn.

1.2 The application which is the subject of this appeal relates to the following:

Construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn.

1.3 The application was refused on 21st November 2025.

1.4 For background, The Lamb Inn is in the process of being converted into residential use via planning permission DC/24/0874 which was granted on the 10th January 2025 by Horsham District Council.

1.5 The appeal is made on behalf of Mr Benedict Boker-Ingram.

1.6 This Statement of Case supports sets out the background to the application and the grounds on which the appeal is made.

2 BACKGROUND

2.1 The Appeal Site and History of Use

2.1.1 The appeal site is a former car park that has been historically used in association with The Lamb Inn public house located in the village of Rusper, West Sussex.

2.1.2 The former public house known as the The Lamb Inn has approval to be converted into six residential flats via planning permission DC/24/0874. This has been implemented.

2.1.3 A copy of the Decision Notice and Officers Report for DC/24/0874 is attached at Appendix B and C.

2.1.4 To utilise the redundant car park located within the grounds of the public house an application was submitted via planning reference DC/25/0657 to Horsham District Council to construct a modest coach house to provide two residential properties. The application was validated by Horsham District Council on the 7th May 2025 and is the subject of this appeal. Further details of the application can be found in Section 3 of this report.

2.1.5 A copy of the Decision Notice and Officers Report for DC/25/0657 is attached as Appendix D and E.

2.2 Planning Policy

2.2.1 The Development Plan for the site comprises the Horsham District Planning Framework (HDPF) and the Rusper Neighbourhood Plan. Material considerations include the National Planning Policy Framework (NPPF).

2.2.2 Details of all relevant policies are provided within the Design and Access Statement.

3 PROPOSED DEVELOPMENT

3.1 The application refused under reference DC/25/0657 proposed the construction of a coach house in the grounds of the car park previously used by the patrons of The Lamb Inn public house and is classed as previously developed land.

3.2 The application site is located within the hamlet of Lambs Green approximately 1.4 miles from the centre of Rusper. The village of Rusper offers a range of services including a village shop, post office, primary school and care home. To the east of the application site is a small industrial estate, to the south west running along Lambs Green Road is a range of residential properties and to the west is Shepperton Farm which hosts an agricultural contractor's company.

Figure 3.1 – Site Location Plan

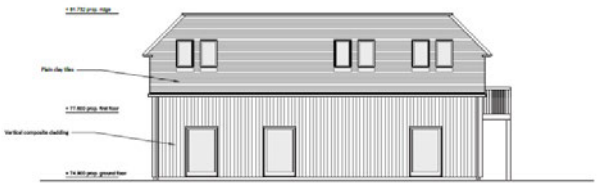


3.3 The application proposed the construction of a coach house to include 1 No. 2 bedroom flat and 1 No. 1 bedroom flat as shown in Figure 3.2.

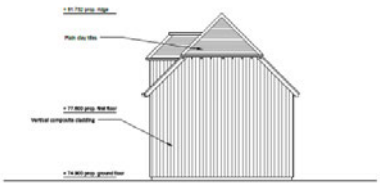
Figure 3.2 – Proposed Site Plan



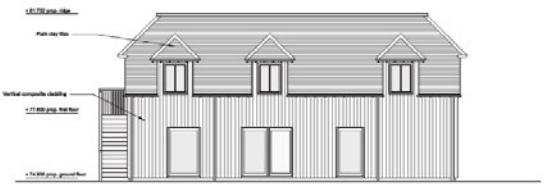
Figure 3.3 – Proposed Elevations



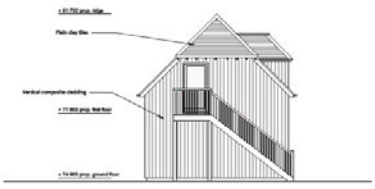
West Elevation 1:100 @ A1



North Elevation 1:100 @ A1



East Elevation 1:100 @ A1



South Elevation 1:100 @ A1

3.4 Access to the site will be via the existing established access directly off Lambs Green Lane. This will be shared with the occupiers of the existing dwellings which are currently under construction.

3.5 The siting of the new coach house lies entirely within previously developed land.

3.6 In terms of landscaping, soft and hard landscaping has been designed to reflect the semi-rural nature of the site with muted colour tones for the hard landscaping, which will also act as part of the Sustainable Urban Drainage strategy.

3.7 The proposal also seeks to retain the existing mature hedging on all boundaries with any lost or damaged boundary planting to be replaced as well as new close boarded fencing to be installed. Native hedging will also be planted throughout the site to increase biodiversity with new lawns also proposed to replace redundant areas of existing hardstanding.

3.8 In relation to the design of the building itself, this reflects a traditional coaching inn which will appear subservient to the former public house. A mixed palette of traditional vernacular materials is proposed to reflect and compliment the mix of materials found in the surrounding area. The choice of materials is synonymous with the detailed design. The intention is that wherever possible materials will be locally sourced.

3.9 The proposed dwellings will be fitted with Air Source Heat Pumps to provide heating and hot water as well as electrical charging points for vehicles.

3.10 During the seven-month determination process the planning application received the following comments from statutory consultee:

3.11 **Natural England Response:** No Objection

3.12 **HDC Conservation:** No Objection

The detached building would have a neutral impact on the setting of the neighbouring listed building. The proposed building will potentially conceal the listed building when viewed from the road but it is set well back so the views currently are glimpsed rather than it being a conspicuous feature in the street scene.

3.13 **HDC Drainage Engineer:** Comment

The applicant is yet to provide the following information, and until such time as this information is received, Horsham District Council cannot determine the suitability of the proposed scheme with regards to surface water and foul drainage.

The applicant should provide an assessment of the current and proposed drainage patterns entering, within, and leaving the site, including an understanding of how surface water would flow across the site in normal and exceedance event conditions.

The applicant should provide a measurement of pre and post development permeable and impermeable areas with supporting catchment plans and calculations.

3.14 **HDC Environmental Health:** No Objection

If the application is approved a condition relating to Construction management and hours of working is advised.

3.15 **Ecology:** No Objection

No structures will be impacted by the works and no trees on site. Therefore, no surveys for bats are required.

We recommend the implementation of a Precautionary Method Statement for mobile protected species, which should be secured by a condition of any consent and implemented in full.

We are satisfied that there is sufficient ecological information available to support determination of this application. However, please note we have no comments on Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the Nature Space Partnership.

Recommended conditions advised relating to the following:

Prior to commencement: method statement for mobile protected species;

Prior to any works above slab level: biodiversity enhancement strategy.

3.16 **Southern Water:** Comment

The development site is not located within Southern Water's statutory area for wastewater drainage services. Please contact the relevant statutory undertaker who is Thames Water.

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

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.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

3.17 **WSCC Highways:** No Objection

This site has some relevant application history. Application DC/24/0874 sought the conversion of former public house to residential, providing four two-bedroom units and two one-bedroom units. WSCC was a consultee for this application, raising no highways objections. This application was permitted by the Local Planning Authority (LPA) and based on the plans provided for the current submission, looks to be being implemented alongside the current proposed development.

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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

3.18 **Rusper Parish Councils:** Objection

Rusper Parish Council Strongly Objects to this proposal. Should the officers be minded to permit this development, Rusper Parish Council would call for it to be considered at committee. The matters of concern relate to the following;

- *Principle of development (unsustainable location and lack of public transport)*
- *Impact on the Heritage Asset*
- *Design, including overdevelopment of the site*
- *Impact on highways and parking*

3.19 5 letters of objections were received from 4 addresses objecting to the application on the following grounds:

- *Principle of development (unsustainable location)*
- *Impact on the Heritage Asset*
- *Impact on neighbouring amenity, particularly with regards to increased noise and disturbance, overlooking, loss of light, loss of privacy, and overbearing nature of the proposed building on 'Woodreeves'.*
- *Design, including overdevelopment of the site and materials*

- *Impact on highway safety*
- *Impact on Trees and Landscaping*

3.20 The planning application was refused by Horsham District Council for the following reasons:

1. The proposed development, by reason of its location outside of any defined Built-Up Area Boundary, would constitute new residential development in the countryside, contrary to the Council's spatial strategy for sustainable growth. The site does not represent a logical or sustainable extension of an existing settlement and is located some distance from local services and community facilities, resulting in a pattern of development that would be heavily reliant on the private motor car for day-to-day needs. The proposal therefore fails to comply with the requirements of Policy 4 of the Horsham District Planning Framework (2015) and does not satisfy the relevant tests set out in the Shaping Development in Horsham District Advice Note (2025). The development is therefore unsustainable, and would undermine the Council's spatial strategy for sustainable growth as set out in Policies 3, 4 and 26 of the Horsham District Planning Framework (2015) and the overarching aims of the National Planning Policy Framework (2024), including the presumption in favour of sustainable development contained within paragraph 11(d).

2. The proposal would introduce additional built form unrelated to the original justification for the redevelopment of the site (the preservation of the locally listed former public house). The development would result in the over intensification of the site and a suburbanising effect on the rural character and appearance of the locality. The scheme would therefore fail to conserve or enhance the distinctive rural character of the area, contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

3. In the absence of adequate surface water and foul drainage information, the Council is unable to confirm that the proposed development would not increase flood risk on or off site, or that a safe and sustainable drainage solution can be achieved. The proposal is therefore considered to be contrary to Policy 38 (Flooding) of the Horsham District Planning Framework (2015) and the relevant provisions of the National Planning Policy Framework (2024).

4 GROUNDS OF APPEAL

4.1 Reason for Refusal 1

4.1.1 As noted on the Decision Notice the first reason for refusal is stated as:

The proposed development, by reason of its location outside of any defined Built-Up Area Boundary, would constitute new residential development in the countryside, contrary to the Council's spatial strategy for sustainable growth. The site does not represent a logical or sustainable extension of an existing settlement and is located some distance from local services and community facilities, resulting in a pattern of development that would be heavily reliant on the private motor car for day-to-day needs. The proposal therefore fails to comply with the requirements of Policy 4 of the Horsham District Planning Framework (2015) and does not satisfy the relevant tests set out in the Shaping Development in Horsham District Advice Note (2025). The development is therefore unsustainable, and would undermine the Council's spatial strategy for sustainable growth as set out in Policies 3, 4 and 26 of the Horsham District Planning Framework (2015) and the overarching aims of the National Planning Policy Framework (2024), including the presumption in favour of sustainable development contained within paragraph 11(d).

4.1.2 The refusal reason places weight on conflict with the spatial strategy set out in Policies 3, 4 and 26 of the Horsham District Planning Framework (2015). There are however instances where dwellings outside of built-up areas can be acceptable. These include where a Local Plan is out of date and where a Council cannot demonstrate a five year housing supply, both of which are circumstances which apply within the Horsham District. The most recent Annual Monitoring Report (dated December 2025) cites a 1.7 year housing land supply, which equates to a very significant shortfall of 5286 dwellings.

4.1.3 If Local Plan policies were strictly applied they would prevent the delivery of much needed housing in a District where there is no 5 year Housing Land Supply. Paragraph 11d of the NPPF therefore applies and the titled balance in favour of sustainable development is engaged.

4.1.4 The presumption in favour of sustainable development applies and permission should be granted unless the adverse impacts significantly and demonstrably outweigh the benefits.

4.1.4 The proposal would deliver two additional dwellings on previously developed land where planning permission has recently been granted for residential development. In the context of a district with a significant housing land supply shortfall, the contribution of two dwellings should be given significant weight.

4.1.5 Furthermore, in terms of the suitability of the location, whilst the site is not isolated it is accepted that occupiers of the home will need to make use of a private car to access most facilities. This is not unusual in a rural area, but a good range of facilities are in any case only a relatively short distance away. The site forms part of an existing cluster of development at Lambs Green and utilises previously developed land. The proposal therefore represents a modest and logical consolidation of an existing residential use rather than sporadic or isolated development.

4.1.6 Whilst future occupiers may rely on private vehicles, this is not uncommon in rural areas. The nearest train station is located less than two miles away and provides car and cycle parking. From this station a half-hourly service provides access to Horsham, London and stations in between. It is also significant that the Highway Authority raised no objections to the development.

4.1.7 The proposals would meet the principles of sustainable development. In terms of the social aspect the delivery of two new homes within an area of significant housing need would be a benefit, albeit a modest one.

4.1.8 Environmentally, the dwellings would be energy efficient and would be constructed from materials sourced locally wherever possible to minimise delivery miles.

4.1.9 The scheme would also deliver economic benefits such as providing construction jobs and patronage of local businesses.

4.1.10 As set out above, the site has already been established for residential use through the conversion of The Lamb Inn to six flats under planning permission DC/24/0874. The Officer's Report confirms that residential use in this location is acceptable in amenity terms, is compatible with surrounding land uses, and that the scheme represents a windfall development contributing towards the District's housing need. In this context, the provision of two additional dwellings within the same previously developed site represents a logical and proportionate extension of that established residential use and should similarly be regarded as appropriate.

4.1.11 Recent appeal decisions within Horsham District demonstrate that conflict with countryside policies is not a sufficient basis to refuse planning permission,

4.1.12 For example, appeal reference APP/Z3825/W/22/3303603 relates to a proposed detached dwelling in Southwater (Horsham District). The appeal was allowed and was considered at a time when the Council could only demonstrate a 4 year housing land supply, described by the Inspector as a 'significant shortfall'. The Inspector agreed that, due to the housing shortfall the fact a site lies outside of a build-up area boundary does not in itself constitute a reason to refuse planning permission. In that instance the site formed part of an existing property's garden and the Inspector considered it to have good enough accessibility to facilities within Southwater which were 0.9 miles away, and commented:

4.1.13 '*This area, centred around Lintot Square, contains a wide range of services and facilities which include shops, a public house, library and health centre. The trip takes less than 3 minutes by car and slightly longer by bicycle. Although it would be possible for residents of the proposed dwelling to make the journey on foot, the lack of pavements and street lighting along Bonfire Hill and Church Lane would function as a deterrent, notwithstanding the option to use the Downs Link and other public rights of way as an alternative.*

4.1.14 There can be no doubting that the proposal would lead to some additional vehicle journeys. However, the harm in this regard would be tempered by the short distance to the village centre. There would be options to use more sustainable transport modes. The poor provision for pedestrians weighs against the proposal, but walking remains a realistic possibility in daylight and good weather. Overall, I consider that occupants of the proposed dwelling would have reasonably good access to services and facilities in a higher order settlement.'

4.1.15 Planning appeal reference APP/Z3825/W/25/3367225 related to a scheme for 5 dwellings at Greenfield Farm, Barns Green. The site lies within a rural area and the Inspector noted that local services and facilities were accessible but by private vehicle only. The appeal was allowed.

4.1.16 Taken together, these decisions illustrate a consistent approach across the District whereby, in circumstances of a significant housing land supply shortfall, policies which restrict development attract reduced weight and must be considered in the context of paragraph 11(d) of the Framework. In this instance there are no adverse impacts that would significantly and demonstrably outweigh the benefits.

4.2 Reason for Refusal 2

4.2.1 The second reason for refusal is noted as:

The proposal would introduce additional built form unrelated to the original justification for the redevelopment of the site (the preservation of the locally listed former public house). The development would result in the over intensification of the site and a suburbanising effect on the rural character and appearance of the locality. The scheme would therefore fail to conserve or enhance the distinctive rural character of the area, contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

4.2.2 The proposed development should not be regarded as an unrelated addition to the site, but rather as a proportionate extension of the already approved residential redevelopment of the wider site. Planning permissions under DC/23/0153 and DC/24/0874 have firmly established the principle of residential use across the wider site. The proposed coach house represents a modest and well related infill development within the established site envelope, rather than an encroachment into undeveloped countryside.

4.2.3 The scale and intensity of the proposal are limited and do not amount to overdevelopment. The scheme introduces only two additional residential units within a modest building footprint of approximately 95.9m², which is proportionate to both the size of the site and the scale of development already permitted. The site has historically accommodated a relatively intensive use, including a public house and extensive parking provision, and the current proposal remains comfortably within its capacity. There is no evidence of harm arising from the quantum of development, and no technical objections have been raised by consultees in respect of highways, residential amenity, or ecology, further demonstrating that the site can accommodate the development without adverse impacts.

4.2.4 The view of the Council that the proposal would suburbanise the rural character of the area is not supported by the site context or the design approach. The site lies within a small cluster of built development at Lambs Green, which includes residential properties, converted buildings, and a nearby commercial yard, and therefore does not form part of an isolated or undeveloped rural landscape. The proposed building adopts a traditional coach house form, with modest scale, appropriate proportions, and a layout that reflects the informal pattern of the surrounding hamlet. It is positioned discreetly within the site and does not introduce estate style development or urbanising features. The Council's Conservation Officer has confirmed that the development would have a neutral impact on heritage assets, reinforcing that the proposal integrates appropriately with its surroundings.

4.2.5 The proposal complies with Policies 25, 32 and 33 of the Horsham District Planning Framework. It respects the character of the area and utilises remaining previously developed land, avoiding harm to the wider landscape. The scheme delivers a high-quality design that responds to its context, and satisfies relevant development principles with no unacceptable impacts identified.

4.3 Reason for Refusal 3

4.3.1 The third and final reason for refusal is:

In the absence of adequate surface water and foul drainage information, the Council is unable to confirm that the proposed development would not increase flood risk on or off site, or that a safe and sustainable drainage solution can be achieved. The proposal is therefore considered to be contrary to Policy 38 (Flooding) of the Horsham District Planning Framework (2015) and the relevant provisions of the National Planning Policy Framework (2024).

4.3.2 Given the modest scale of the proposed development, the drainage details could reasonably have been addressed through a pre-commencement condition. This approach would be consistent with the Council's approach taken on other applications and, most notably, was the approach taken on the application for the redevelopment of the pub. As such, it would not be unusual or inappropriate for the matter to be dealt with in the same way.

4.3.3 The appellant has in any case commissioned a drainage strategy which is submitted as part of this appeal for the Inspector's consideration.

4.3.4 The report confirms the following:

4.3.5 The approved dwellings and coach house can share the same drainage system.

- The site currently comprises 1285m2of impermeable land. The proposed development will reduce this to 872m2.
- The site is located in Flood Zone 1 and has been assessed as being at 'Low' risk of flooding from all the potential sources of flood risk considered in the undertaking of this flood risk assessment.
- The car parking area will be constructed using permeable paving which provide a method of treating and storing surface water run off prior to being discharged at a restricted to the existing watercourse.
- The proposed flow rate (2.8l/s) will be less than 16% of the predevelopment flow rate (17.7l/s).
- The proposed surface water drainage system will accommodate a 1 in 100 year design storm event with an allowance of 40% for climate change.
- The development will not increase flood risk on or off the site.

4.3.6 In conclusion, the implementation of this development is suitable with regards to flood risk and surface water drainage.

5 SUMMARY

5.1 This appeal relates to a planning application for the construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn.

5.2 The application was submitted to Horsham District Council and was validated on the 7th May 2025 but was later refused on the 21st November 2025.

5.3 During which time the application received no consultee objections in relation to heritage, ecology, highways or drainage other than further information being required in relation to the proposed drainage strategy for the development and which is attached to this appeal.

5.4 The application proposes a modest scale form of residential development of two flats designed to be in keeping with the historic fabric of the Lamb Inn which is located on site and is already approved for residential development and therefore provides a precedent for development.

5.5 The proposal would deliver much needed housing within the district on previously developed land, at a time when the Council cannot demonstrate a five-year housing land supply.

5.6 For the reasons set out above, the proposal delivers clear and substantial benefits, including the provision of housing on previously developed land, in the context of a severe housing land supply shortfall. There are no technical objections and no identified harms that would significantly and demonstrably outweigh these benefits. The proposal therefore constitutes sustainable development and the appeal should be allowed.

Appendix A

NOTES

- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
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Location Plan 1:1250

25 0 20 40 60 80 100

Scale Bar 1:1250



Block Plan 1:500

10 0 10 20 30 40 50

Scale Bar 1:500

N

REV	DATE	BY	AMENDMENT

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t: 01903 850629
info@folkesarchitects.co.uk

CLIENT
Mr Bokor-Ingram

JOB TITLE
The Lamb Inn
Lambs Green
Rusper
West Sussex
RH12 4RG

DRAWING TITLE
Location & Block Plan

DRAWING STATUS
Planning Issue
NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'

DATE	SCALE	DRAWN BY	CHECKED BY
Feb 2024	@A1	RF	MF

JOB NO.	DRAWING NO.	REVISION
25015	1.00	

Appendix B

Horsham District Council

Mr Benjamin Hume
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

The Lamb Inn Lambs Green Rusper West Sussex
Change of use of existing public house to residential, demolition of existing rear extensions and erection of rear two storey extension to accommodate four X 2 bedroom flats and two X 1 bedroom flats, including associated car parking, landscaping, bin storage and cycle store (AMENDED DESCRIPTION)

Your application DC/24/0874 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.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

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

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

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

Horsham District Council

Mr Benjamin Hume
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Application Number: DC/24/0874

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

On behalf of: Mr Benedict Bokot-Ingram

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:

Change of use of existing public house to residential, demolition of existing rear extensions and erection of rear two storey extension to accommodate four X 2 bedroom flats and two X 1 bedroom flats, including associated car parking, landscaping, bin storage and cycle store (AMENDED DESCRIPTION)

The Lamb Inn Lambs Green Rusper West Sussex

to be carried out in accordance with Application No. DC/24/0874 submitted to the Council on 05/07/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 10/01/2025

1 **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
Design & Access Statement	Heritage and Planning	NONE	21.10.2024
Layout plan	Topographical Survey	1.01	07.06.2024
Location & Block plan		1.00 Rev A	21.10.2024
Floor plan	As existing	1.02	07.06.2024
Elevation plan	As existing	1.03	07.06.2024

Block plan	Block Plan As proposed (dated 02.10.2024)	2.03 Rev A	21.10.2024
Floor plan	Ground floor plan, as proposed (dated 18.10.24)	2.03 Rev B	21.10.2024
Floor plan	First floor floor plans as proposed (dated 18.10.24)	2.04 Rev A	21.10.2024
Elevation plan	Elevations, as proposed	2.05 Rev A	21.10.2024
Supporting Statement	Water Neutrality Statement (Folkes Architects)	NONE	21.10.2024
Supporting Statement	Preliminary Roost Assessment (Lizard LLD3381-ECO-REP-001-00)		04.11.2024

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 Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

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

4 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition**: Prior to the commencement of development an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 shall be submitted to and approved in writing by the Local Planning Authority. All confirmed or suspected asbestos containing materials shall be removed from areas of the development which are to form private dwellings.

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

6 **Pre-Commencement Condition**: No development (apart from demolition) shall commence until a scheme of sound insulation and construction, that shall ensure that the sound insulation

of the party walls and floors are 5dBA or better than building regulations requirements is submitted to and approved in writing by the local planning authority. This shall also include details of post construction verification to be carried out. The proposal shall be implemented strictly in accordance with the agreed details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level 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).

8 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (prepared by Folkes Architects, received 07.06.2024). 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, or to a similar or improved water performance.

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 194 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

9 **Pre-Occupation Condition**: A verification report prepared by a competent person which confirms all asbestos or suspected asbestos containing materials have been removed shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

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

10 **Pre- Occupation Condition**: Prior to occupation the post construction verification report in relation to sound insulation shall be submitted to and approved by the local Planning Authority and the premises shall not be occupied until any necessary remedial work has been satisfactorily completed.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition:** No part of development hereby permitted shall be occupied until A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Roost Assessment (Lizard Landscape Design and Ecology, November 2024), is submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

12 **Pre-Occupation Condition:** No part of development hereby permitted shall be occupied until a lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) 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 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 Local Planning Authority 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 (as amended) and Policy 31 of the Horsham Development Framework.

13 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority in consultation with Local Members and the Chair and Vice Chair of the Planning North Committee. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting
- Details of enhanced landscaping to the southern boundary

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 or retained 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).

14 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and 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).

16 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of the parking, turning and access facilities for the dwellings have been submitted to and approved by the Local Planning Authority in writing. No dwelling shall be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall thereafter be 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).

17 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority in consultation with Local Members and the Chair and Vice Chair of the Planning North Committee. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

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).

18 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points to serve each dwelling has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

19 **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).

20 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Preliminary Roost Assessment (Lizard Landscape Design and Ecology, November 2024), This includes the non-licensed Precautionary Method Statement for bats. 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: 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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

21 **Regulatory Condition:** The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

22 **Regulatory Condition:** The new windows fitted in the extension and new building hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

23 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

24 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

25 **Regulatory Condition:** 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.

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

26 **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 – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st 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.

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 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.

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) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

Appendix C

PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/24/0874

The Lamb Inn, Lambs Green Rusper West Sussex RH12 4RG

Change of use of existing public house to residential, demolition of existing rear extensions and erection of rear two story extension to accommodate four x 2 bedroom flats and two x 1 bedroom flats, including associated car parking, landscaping, bin storage and cycle store

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RESOLVED:

At its meeting on 07.01.2024, the Planning Committee North resolved to approve the application, in accordance with the Officer recommendation, subject to the list of conditions set out in the Officer Report with the amendments to conditions 13 and 17 as set out below.

13 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority in consultation with Local Members and the Chair and Vice Chair of the Planning North Committee. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting
- Details of enhanced landscaping to the southern boundary

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 or retained 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).

17 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority in consultation with Local Members and the Chair and Vice Chair of the Planning North Committee. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times. 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).

Also one minor amendments to amend reference to NPPF 2023 to NPPF 2024 at condition 8.

Case Officer: Kate Turner	**Date:** 08.01.2025
Authorising Officer: RHERMITAGE	**Date:** 10.01.2025

Appendix D

Horsham District Council

Mr Benjamin Hume
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Application Number: DC/25/0657

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

On behalf of: Mr Benedict Boker-Ingram

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn.

The Lamb Inn Lambs Green Rusper West Sussex

as shown on Plan and Application Number DC/25/0657 submitted to the Council on 07/05/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development, by reason of its location outside of any defined Built-Up Area Boundary, would constitute new residential development in the countryside, contrary to the Council's spatial strategy for sustainable growth. The site does not represent a logical or sustainable extension of an existing settlement and is located some distance from local services and community facilities, resulting in a pattern of development that would be heavily reliant on the private motor car for day-to-day needs. The proposal therefore fails to comply with the requirements of Policy 4 of the Horsham District Planning Framework (2015) and does not satisfy the relevant tests set out in the Shaping Development in Horsham District Advice Note (2025). The development is therefore unsustainable, and would undermine the Council's spatial strategy for sustainable growth as set out in Policies 3, 4 and 26 of the Horsham District Planning Framework (2015) and the overarching aims of the National Planning Policy Framework (2024), including the presumption in favour of sustainable development contained within paragraph 11(d).

2 The proposal would introduce additional built form unrelated to the original justification for the redevelopment of the site (the preservation of the locally listed former public house). The development would result in the over intensification of the site and a suburbanising effect on the rural character and appearance of the locality. The scheme would therefore fail to conserve or enhance the distinctive rural character of the area, contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

3 In the absence of adequate surface water and foul drainage information, the Council is unable to confirm that the proposed development would not increase flood risk on or off site, or that a

safe and sustainable drainage solution can be achieved. The proposal is therefore considered to be contrary to Policy 38 (Flooding) of the Horsham District Planning Framework (2015) and the relevant provisions of the National Planning Policy Framework (2024).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	1.03	22.04.2025
Floor plan	Existing	1.02	22.04.2025
Location & Block plan		1.00	22.04.2025
Elevation plan	Proposed	2.05	22.04.2025
Floor plan	Proposed First	2.04	22.04.2025
Floor plan	Proposed Ground	2.03	22.04.2025
Floor plan	Proposed Ground	2.03	22.04.2025
Plans	Topographic Survey	1.01	22.04.2025
Design & Access Statement	Heritage	NONE	07.05.2025
Supporting Statement	Water Neutrality	NONE REV A	07.05.2025

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.



Emma Parkes
Head of Development and Building Control

Date: 21/11/2025

ADDITIONAL INFORMATION

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) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

Appendix E

Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0657
The Lamb Inn, Lambs Green, Rusper, West Sussex, RH12 4RG

DESCRIPTION:
Construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn.

RELEVANT PLANNING HISTORY:

DC/23/0153	Change of use of existing public house to form 4no. self-contained apartments and associated alterations.	Application Permitted on 24.11.2023
DC/24/0874	Change of use of existing public house to residential, demolition of existing rear extensions and erection of rear two storey extension to accommodate four X 2 bedroom flats and two X 1 bedroom flats, including associated car parking, landscaping, bin storage and cycle store (AMENDED DESCRIPTION)	Application Permitted on 10.01.2025

DESCRIPTION OF THE SITE

The application site is located on the eastern edge of the small hamlet of Lambs Green, some 2.2km south-east of Rusper, the nearest defined settlement. The site lies outside of any defined Built-Up Area Boundary and is therefore within the countryside for planning purposes.

Lambs Green comprises a small cluster of dwellings and converted former agricultural and commercial buildings dispersed along Lambs Green Road, surrounded by open countryside. The site is not served by regular public transport and there are no local shops or services within walking distance. The surrounding area is predominantly rural in character.

The application site forms part of the curtilage of the former public house, which is a locally listed building but is not statutorily designated. Planning permission was granted under reference DC/23/0153 for the conversion of the building to form four self-contained apartments, and subsequently under DC/24/0874 for the demolition of later extensions and the erection of a two-storey rear extension to provide a further six residential units.

The existing use as a public house has ceased since August 2023. The Lamb Inn is surrounded by a car park to the west which can contain approximately 20 vehicles. Southwest of the site lies a small cluster of residential dwellings. South-east of the site lies a builder's yard. To the north lies agricultural fields and paddocks. The Grade II Listed Lambs Cottage (otherwise identified as 'Woodreeves') residential dwelling lies to the south of the application site.

DESCRIPTION OF THE APPLICATION

This application seeks planning permission for the construction of a detached coach house containing two residential units in the grounds of the former public house known as 'The Lamb Inn'. The proposed dwellings would be positioned to the west of the existing building and accessed from the existing vehicular access serving the former public house.

An external fire stairway would also be installed on the south-eastern elevation. No demolition or new access works are proposed.

The proposed dimensions of the building and floor space of each unit would be set out as follows:

Whole Building	
Gross External Area (GEA)	95.9m^2
Length	13.8m
Width	6m
Eaves Height	3.5m
Ridge Height	6.8m

	Unit 1 (GF)	**Unit 2 (FF)**
Gross Internal Area (GIA)	70.5m^2	55.1m^2
Bedrooms	2 (4person)	1 (2 person)

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 3 - Strategic Policy: Development Hierarchy
Policy 9 - Employment Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 – Climate Change
Policy 37 – Sustainable Design and Construction
Policy 38 – Flooding
Policy 40 – Sustainable Transport
Policy 41 – Parking
Policy 42 – Strategic Policy: Inclusive Communities

Rusper Neighbourhood Plan (2020):
RUS3: Design

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

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the most recent published position confirming a housing land supply of approximately 1.0 year. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

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

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

Consultations:
INTERNAL CONSULTATIONS

HDC Conservation: No Objection 02/07/2025
The detached building would have a neutral impact on the setting of the neighbouring listed building. The proposed building will potentially conceal the listed building when viewed from the road but it is set well back so the views currently are glimpsed rather than it being a conspicuous feature in the street scene.

HDC Drainage Engineer: Comment 29/05/2025
The applicant is yet to provide the following information, and until such time as this information is received, Horsham District Council cannot determine the suitability of the proposed scheme with regards to surface water and foul drainage.

The applicant should provide an assessment of the current and proposed drainage patterns entering, within, and leaving the site, including an understanding of how surface water would flow across the site in normal and exceedance event conditions.

The applicant should provide a measurement of pre and post development permeable and impermeable areas with supporting catchment plans and calculations.

The applicant has proposed that the surface water runoff from the site be discharged by soakaway and watercourse within the application form. Geology identified by online British Geological Survey records, and infiltration suitability provided in the West Sussex SFRA, for the site and surrounding area, indicates there is not potential for infiltration at this site. A suitable method of surface water disposal with supporting evidence and justification has not been provided, and the applicant should explore surface water discharge in line with the discharge hierarchy in accordance with Building Regulations Part H and as Per Sections 5.2.2 to 5.2.3 of the West Sussex LLFA Policy for the Management of Surface Water.

The applicant should provide flow and volume rates with supporting evidence, for greenfield and brownfield sites as appropriate (see the UKSUDS.com tool):
Existing runoff rates should be provided for the 100% Annual Exceedance Probability (AEP), 3.33% AEP and 1% AEP storm event and include the value of Qbar.

The applicant should provide post development discharge rates for the 100% AEP, 3.33% AEP, 1% AEP, 1% AEP + Climate Change storm events. The runoff from the proposed development should where possible be restricted to the greenfield 1 in 1 year runoff rate during all events up to and including the 1 in 100-year rainfall event including adjustments for climate change. Where this is not possible, the runoff from the proposed development should restrict flows to as close as reasonably practical to the greenfield runoff rate for the site, not exceeding the flow rate generated from a 50% improvement on the 1 in 1 year brownfield runoff rate of the existing site. Justification for any flow rate greater than the 1 in 1 year greenfield runoff rate should be provided, and the final rate agreed with the local planning authority prior to determination of the planning application to ensure a viable connection can be made to a receiving watercourse or surface water sewer.

Attenuation should be provided on site to ensure that:
-The 100% AEP storm event does not generate excessive surcharging in the drainage system.
-The 3.33% AEP storm event is safely contained underground with no flooding.
-The 1% AEP storm event with climate change is safely contained within the site without risk to persons or property.

The applicant should provide a detailed surface water drainage strategy, including SuDS Policy 3, with allowance for urban creep as appropriate, required and proposed volumes of attenuation storage, freeboard and sizing of all drainage features. A detailed drainage layout plan should reference all assets showing characteristics such as; pipe sizes and materials, gradients, and manhole type, depth, size, SuDS dimensions, materials and depths.

The applicant should provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water assets. Pollution control and water quality measures should be provided in accordance with the Simple Index Approach as outlined in CIRIA C753 The SuDS Manual.

The applicant should provide a foul water drainage strategy, with supporting flow calculations in line with Sewerage Sector Guidance and/or Building Regulations Part H, including a detailed drainage layout, showing pipe sizes, materials, gradients and outfall location.

The applicant should provide a Maintenance and Management Plan including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices.

The applicant should provide drawings showing conveyance routes for the 1 in 100 years plus climate change event and consideration of how exceedance flows for events greater than this will be managed

and mitigated on site without significantly increasing flood risk (both on site and outside the development).

The site, and plot of the proposed building is at a high risk of surface water flooding, Environment Agency Guidance dictates a Flood Risk Assessment (FRA) is required where a Flood Zone 1 site is shown to be at risk of surface water flooding or flooding from other sources. The applicant must demonstrate that the proposed residential dwellings will remain free from flooding during the design surface water flood event, the 1 in 100 year return period event with a suitable allowance for climate change.

The development falls under 'non-major' development. The National Planning Policy Framework (NPPF) (2024) identifies the requirements for a Sequential test. Strictly in accordance with the NPPF, the proposed residential development would trigger the requirement for a Sequential Test, should the council consider it appropriate for the site.

HDC Environmental Health: No Objection 22/05/2025
If the application is approved a condition relating to Construction management and hours of working is advised

OUTSIDE AGENCIES

Ecology Consultant: No Objection 28th May 2025

No structures will be impacted by the works and no trees on site. Therefore, no surveys for bats are required.
We recommend the implementation of a Precautionary Method Statement for mobile protected species, which should be secured by a condition of any consent and implemented in full.

We are satisfied that there is sufficient ecological information available to support determination of this application. However, please note we have no comments on Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the Nature Space Partnership.

Recommended conditions advised relating to the following:
Prior to commencement: method statement for mobile protected species;
Prior to any works above slab level: biodiversity enhancement strategy.

Natural England: No Objection 04/07/2025

Subject to appropriate mitigation being secured
Natural England considers that without appropriate mitigation the application would:
• have an adverse effect on the integrity of Arun Valley Special Area of Conservation (SAC), Special Protection (SPA) and Ramsar site.
• damage or destroy the interest features for which Amberley Wild Brooks Site of Special Scientific Interest (SSSI) and Pulborough Brooks SSSI have been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures should be 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.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.
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Southern Water: Comment 19/05/2025

The development site is not located within Southern Water's statutory area for wastewater drainage services. Please contact the relevant statutory undertaker who is Thames Water.

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

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.
The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

WSCC Highways: No Objection 14/05/2025

The site is located on Lambs Green, a C-classified road subject to a speed restriction of 40 mph in this location.

This site has some relevant application history. Application DC/24/0874 sought the conversion of former public house to residential, providing four two-bedroom units and two one-bedroom units. WSCC was a consultee for this application, raising no highways objections. This application was permitted by the Local Planning Authority (LPA) and based on the plans provided for the current submission, looks to be being implemented alongside the current proposed development.

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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:
Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

PUBLIC CONSULTATIONS:
Representations:
5 letters of Objection have been received from 4 addresses, objecting to the application on the following grounds:

- Principle of development (unsustainable location)
- Impact on the Heritage Asset
- Impact on neighbouring amenity, particularly with regards to increased noise and disturbance, overlooking, loss of light, loss of privacy, and overbearing nature of the proposed building on 'Woodreeves'.
- Design, including overdevelopment of the site and materials
- Impact on highway safety
- Impact on Trees and Landscaping

0 letters for Support have been received

Parish Comments:
Rusper Parish Council: Objection 29/05/2025
Rusper Parish Council Strongly Objects to this proposal. Should the officers be minded to permit this development, Rusper Parish Council would call for it to be considered at committee. The matters of concern relate to the following;

- Principle of development (unsustainable location and lack of public transport)
- Impact on the Heritage Asset
- Design, including overdevelopment of the site
- Impact on highways and parking

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:

Policies 1 and 2 of the Horsham District Planning Framework (2015) (HDPF) outline its strategic aims, which include a presumption in favour of sustainable development and an intention to focus development in and around the key settlement of Horsham, while allowing growth in the rest of the district in accordance with the settlement hierarchy. The settlement hierarchy is identified by Policy 3 of the HDPF which directs development first to the built-up area of Horsham followed by towns and villages, and then unclassified settlements. Policy 4 provides for development outside of the built-up area, provided that the site is allocated for development within the local plan or a made neighbourhood plan and is sited adjacent to the built-up area boundary. Policy 26 restricts new development in areas designated as "countryside," which are defined by Built Up Area Boundaries (BUABs). Development in the countryside is generally restricted and must be essential to its location, such as supporting agriculture, forestry, or leisure purposes.

The site is located outside of any defined BUAB and therefore falls within the countryside for the purposes of planning policy. Policies 2, 4, and 26 of the Horsham District Planning Framework (HDPF) collectively seek to focus new residential development within the most sustainable settlements, where there is access to services and facilities, and to resist new dwellings in the countryside unless specific exceptions apply.

The proposed dwellings would represent a new-build form of residential development unconnected to the existing conversion and extension of the former public house. The earlier permissions relating to DC/23/0153 and DC/24/0874 relating to the change of use and extension to the locally listed building were justified on the basis that they secured the retention and enhancement of a locally listed building, providing public benefit through its conservation. The current proposal, by contrast, would deliver no

such heritage or policy benefit, and would therefore constitute an unjustified and incremental form of new residential development in a countryside location where no policy exceptions apply.

While the site lies adjacent to a small group of dwellings, Lambs Green does not function as a sustainable settlement, lacking essential services, public transport connections, or pedestrian links. The nearest village with basic facilities is Rusper, some 2.2km away via unlit rural lanes with no continuous footway. Future occupiers would therefore be heavily reliant on the private car for day-to-day needs. The development would not contribute to a sustainable pattern of growth and would conflict with the spatial strategy set out in the HDPF.

A recent appeal decision within the District reinforces the Council's position in relation to new dwellings outside defined Built-Up Area Boundaries. In particular, the appeal at The Royal Oak, Friday Street, Rusper (Appeal Ref: APP/Z3825/W/25/3361573), which proposed the erection of two three-bedroom dwellings with integral garages within the former public house car park, was dismissed by the Planning Inspectorate on 21 October 2025.

In that case, the Inspector concluded that the site, although previously developed, was located within the countryside and remote from day-to-day services and facilities, resulting in an unsustainable pattern of development. The Inspector found that occupiers would be heavily reliant on the private car, contrary to the spatial strategy and Policies 2, 3, 4 and 26 of the *Horsham District Planning Framework (2015)*, and that the harm arising from the site's unsustainable location significantly and demonstrably outweighed the limited benefits of housing delivery, even in the context of the Council's housing land supply shortfall.

The circumstances of the current proposal at the Lamb Inn, Lambs Green are directly comparable, involving the introduction of new dwellings on previously developed land associated with a former public house, in a rural location outside any built-up area boundary and remote from services. The Inspector's reasoning in the Royal Oak appeal therefore carries significant weight and supports the conclusion that the current proposal would conflict with the spatial strategy of the Development Plan and the sustainability objectives of the *National Planning Policy Framework (2024)*.

Accordingly, the proposal fails to comply with Policies 1, 2, 3, 4, and 26 of the HDPF and the sustainability objectives of the NPPF (2024).

Heritage Impact

The former Lamb Inn is a locally listed building of architectural and historic interest which contributes to the character of the small rural settlement of Lambs Green. To the south of the site lies Woodreeves, a Grade II listed building, whose special architectural and historic interest is recognised at national level. Accordingly, in assessing this application the Council is required, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to give special regard to the desirability of preserving the listed building or its setting.

The Council's Heritage Officer has advised that the proposed detached building would have a neutral impact on the setting of the neighbouring locally listed former Lamb Inn and has concluded that the development would not materially affect the appreciation of its historic form or character.

With regard to Woodreeves, this property sits to the south of the application site and is separated from it by intervening vegetation and boundary features. Given this separation and the modest scale and siting of the proposed dwellings, it is considered that the proposal would not intrude into the setting of Woodreeves or alter the way in which its significance is experienced. The proposal would therefore preserve the setting and special interest of the listed building in accordance with the requirements of Section 66(1).

Overall, the proposed development would result in no harm to the significance of either the locally listed Lamb Inn or the Grade II listed Woodreeves. The impact on the historic environment is therefore assessed as neutral, and the proposal is considered to accord with Policies 32 (The Quality of New Development) and 34 (Heritage Assets and Managing Change) of the Horsham District Planning

Framework (2015), together with the provisions of Chapter 16 of the National Planning Policy Framework (2024).

Design, appearance and Impact on Countryside:

Policy 32 requires new development to be “of a high quality and inclusive design, which complements the locally distinctive character” and respects its surroundings.

Policy 33 that development should “ensure that the scale, massing and orientation of buildings relate sympathetically to surrounding buildings”.

The proposed dwellings would occupy part of the existing car park to the west of the former public house. The car park currently comprises a large expanse of hardstanding that contributes little to the visual quality of the site. It is acknowledged that the proposed development, through the introduction of new built form, associated landscaping, and boundary treatments, could add visual interest and improve the overall appearance of this part of the site. The design and materials of the dwellings could, in principle, reflect the character of the locally listed building and surrounding properties, consistent with the design aims of Policies 32 (The Quality of New Development) and 33 (Development Principles) of the Horsham District Planning Framework (2015).

However, whilst the proposal may result in a modest enhancement to the appearance of the existing parking area, this does not overcome the broader policy conflict arising from the introduction of further residential development in the countryside. The addition of two new dwellings would extend the built form westwards and increase the overall density of development on the site, leading to a more urbanised and consolidated character that would appear at odds with the otherwise sporadic and rural pattern of development at Lambs Green. The cumulative effect of the approved conversion and extension of the former public house, together with the proposed new dwellings, would therefore erode the semi-rural character and openness of the site and its surroundings, contrary to Policies 25 (Natural Environment and Landscape Character) and 26 (Countryside Protection) of the HDPF.

Residential Amenity:

Policy 32 requires new development to be “of a high quality and inclusive design, which complements the locally distinctive character” and respects its surroundings.

Policy 33 states that development should “ensure that the scale, massing and orientation of buildings relate sympathetically to surrounding buildings” and that it should “avoid unacceptable harm to the amenity of occupiers of adjoining properties, including through overbearing impact, loss of light, or loss of privacy.”

The nearest residential dwelling is Woodreeves which lies immediately south of the application site. The south flank of the proposed building would be circa 2m from the common boundary and 12.4m from the front elevation of Woodreeves.

Given the position of the proposed building to the north-west of Woodreeves, Officers are satisfied that there would be no harmful loss of light or overshadowing.

Whilst the proposed building would be visible from the neighbouring property and would reduce some of the open aspect currently experienced, it is not considered that the resulting relationship would lead to an unacceptable sense of enclosure or overbearing impact, given the retained separation, orientation of the dwellings, and typical two-storey scale of the proposal. There would be no material loss of light or privacy to neighbouring occupiers. The proposal is therefore considered to accord with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Trees and Landscaping:

There are no trees or significant landscape features within the application site that would be affected by the proposed development. The site presently comprises hardstanding associated with the former public house car park, and there are no Tree Preservation Orders (TPOs) or notable vegetation within or immediately adjacent to the proposed building footprint.

Accordingly, the proposal would not result in the loss of any mature trees or landscape features of public amenity value. Subject to the use of appropriate boundary treatments and landscaping to soften the appearance of the development, it is considered that there would be no harmful impact on trees or landscaping interests, in accordance with Policies 25 (Natural Environment and Landscape Character) and 33 (Development Principles) of the Horsham District Planning Framework (2015).

Highways Impacts:

The site is located on Lambs Green Road, a C-classified road subject to a speed restriction of 40 mph in this location. WSCC raised no highway objections for the previously approved DC/24/0874.

The proposal will utilise the existing vehicular access point, with no alterations to this arrangement proposed. WSCC have assessed the proposal and have concluded that the addition of two further dwellings would not give rise to a material intensification of use of this access point, when compared with the previous use as a public house.

14 car parking spaces are proposed to serve this development, which when considering the permitted and proposed uses at this site, would be in accordance with WSCC Parking Standards. On-site turning appears achievable within the site, allowing cars to exit in a forward gear.

Secure cycle parking provision has also been demonstrated, which will help promote the use of sustainable transport methods within the local area.

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 116), and that there are no transport grounds to resist the proposal.

Ecology

No formal ecological report has been submitted in support of the application. The proposal relates to the redevelopment of an existing area of hardstanding previously used as the car park to the former public house. The Design, Access and Planning Statement (Folkes Architects, submitted 7th May 2025) identifies the presence of mature hedging along neighbouring site boundaries, although the central area of the site is entirely laid to sealed surfacing.

The Council's ecological consultee has advised that, while the site itself comprises low-value habitat, the boundary vegetation may provide cover and commuting routes for mobile protected species, including reptiles and Hedgehog (a Priority and threatened species). It is therefore recommended that a Precautionary Method Statement (PMS) be prepared and implemented to ensure that any clearance or construction activity avoids harm to such species. This can be secured by way of a planning condition if minded to approve. The consultee confirmed that sufficient ecological information is available to enable determination of the application.

Water Efficiency:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species

Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

The proposal comprises two residential units—a one-bedroom (two-person) flat and a two-bedroom (four-person) flat at an expected total occupation of 1.32 for the one-bed flat and 1.88 for the two-bed flat. On this basis, the total water consumption from the development would equate to approximately 352.0 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

A planning condition can therefore be imposed to secure compliance with the 110 litres per person per day standard to ensure the development achieves appropriate water efficiency in accordance with Policy 37 of the Horsham District Planning Framework (2015) and paragraphs 157 and 183 of the National Planning Policy Framework (2024).

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with s.70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Drainage and Flood Risk:

Policy 38 of the Horsham District Framework (2015) seeks to ensure that new development minimises the risk of flooding to people, property, and the environment, both on-site and elsewhere. The policy requires that development is directed away from areas at highest risk of flooding, that appropriate mitigation and sustainable drainage measures are incorporated into all proposals, and that developments are designed to manage surface water runoff in accordance with the drainage hierarchy. It also requires proposals to demonstrate that they will not increase flood risk elsewhere and that surface water and foul drainage are dealt with in a sustainable and coordinated manner.

The Council's Drainage Officer has reviewed the submitted information and advised that insufficient details have been provided to demonstrate that the proposed development would provide an appropriate means of surface water and foul drainage.

The applicant has not submitted an assessment of the existing and proposed drainage patterns across the site or evidence to show how surface water runoff would be managed under normal and exceedance conditions. Whilst the application form indicates that surface water would be discharged via soakaway or to a watercourse, geological information from the British Geological Survey and the West Sussex Strategic Flood Risk Assessment indicates that the site is unlikely to be suitable for infiltration drainage.

No detailed drainage strategy has been provided, including calculations of pre- and post-development runoff rates, attenuation volumes, or supporting plans identifying impermeable areas, catchments, flow paths, and exceedance routes. In the absence of this information, the Council cannot confirm that runoff would be managed in accordance with the drainage hierarchy set out in Building Regulations Part H and Sections 5.2.2 to 5.2.3 of the West Sussex Lead Local Flood Authority Policy for the Management of Surface Water.

The Drainage Officer further notes that the applicant has not submitted a foul drainage strategy or Maintenance and Management Plan for any proposed drainage infrastructure, as required by national standards.

Although the site lies within Flood Zone 1, the Environment Agency guidance identifies that a Flood Risk Assessment (FRA) is required where a site may be at risk of surface water flooding or flooding from other sources. No such assessment has been provided, nor has the applicant demonstrated that the proposed dwellings would remain free from flooding during a 1 in 100-year storm event with climate change allowance.

The National Planning Policy Framework (2024) requires that where development in Flood Zone 1 is shown to be at risk of surface water flooding, the Sequential Test should be applied to ensure that development is directed to areas of lowest flood risk. No evidence has been submitted to address this requirement.

In the absence of the above information, the Council is unable to confirm that the proposed development would not increase flood risk on or off site, or that a safe and sustainable drainage solution can be achieved. The proposal is therefore considered to be contrary to Policy 38 (Flooding) of the Horsham District Planning Framework (2015) and the relevant provisions of the National Planning Policy Framework (2024).

Other Matters:

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. Conditions are attached to secure the following:

- Water consumption limited to 110litres per person per day
- Integration of SUDS and green infrastructure to manage flood risk
- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities
- 2 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.

Under the provisions of the Environment Act 2021 and the Biodiversity Net Gain Regulations 2024, development on previously developed land that comprises wholly sealed surfaces with negligible habitat value can be treated as de minimis for the purposes of BNG compliance. Given that the proposed development would take place entirely on existing hardstanding, and that no priority habitats would be lost or materially altered, the proposal is considered to fall within this exemption and would not give rise to a measurable loss of biodiversity.

Nevertheless, it is recommended that a landscaping scheme be secured by condition to include minor biodiversity enhancements, such as the use of native planting, hedgerow reinforcement, and the provision of bird or bat boxes, in accordance with Policy 31 (Green Infrastructure and Biodiversity) and Policies 32 and 33 of the Horsham District Planning Framework (2015), and paragraph 188 of the National Planning Policy Framework (2024).

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 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions and Planning Balance:
The site lies outside of any defined Built-Up Area Boundary, where development is considered to be within the countryside for planning purposes. In such locations, Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015) set out the Council's spatial strategy, seeking to focus new development within the most sustainable settlements and to strictly control isolated development in the countryside.

In this instance, the proposed dwellings would not fall within the categories of development supported by Policy 4 (Settlement Expansion), which allows limited growth adjoining built-up areas only where it:

- is allocated in the Local Plan or a Neighbourhood Plan;
- is clearly demonstrated to meet an identified local housing, employment or community need;
- is in a sustainable location with safe and convenient access to services and facilities;
- represents a logical extension of the existing built form; and
- can be accommodated without harm to landscape character, heritage, or settlement identity.

The proposed dwellings, located some 2.2 km from Rusper village and outside any defined settlement boundary, do not meet these criteria. The site is not allocated for development and does not represent a logical or sustainable extension of the settlement pattern.

The Facilitating Appropriate Development (FAD) Planning Advice Note (endorsed September 2025) further clarifies the circumstances in which development may be considered acceptable outside of Built-Up Area Boundaries. The FAD reiterates that proposals must fully satisfy all requirements of Policy 4 and demonstrate that development would not undermine the Council's spatial strategy or result in unsustainable patterns of growth. The current proposal does not meet these tests.

As the Council is presently unable to demonstrate a five-year housing land supply, the 'tilted balance' under paragraph 11(d) of the National Planning Policy Framework (2024) is engaged. This requires that planning permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

In this case, while the provision of two additional dwellings would contribute modestly to local housing supply, this benefit carries limited weight in the overall balance. The harm arising from the unsustainable location of the site, detached from any settlement and reliant on private car travel, would significantly and demonstrably outweigh these limited benefits.

This conclusion is consistent with the reasoning of the Inspector in the recent appeal at The Royal Oak, Friday Street, Rusper (APP/Z3825/W/25/3361573, dismissed 21 October 2025), which found that similar development within a former pub curtilage represented an unsustainable and unjustified form of new housing in the countryside.

Accordingly, the proposal is considered contrary to Policies 1, 2, 3, 4, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015), the guidance within the Facilitating Appropriate Development (FAD) document, and the sustainability objectives of the NPPF (2024). Planning permission should therefore be refused.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The proposed development, by reason of its location outside of any defined Built-Up Area Boundary, would constitute new residential development in the countryside, contrary to the Council's spatial strategy for sustainable growth. The site does not represent a logical or sustainable extension of an existing settlement and is located some distance from local services and community facilities, resulting in a pattern of development that would be heavily reliant on the private motor car for day-to-day needs. The proposal therefore fails to comply with the requirements of Policy 4 of the Horsham District Planning Framework (2015) and does not satisfy the relevant tests set out in the Shaping Development in Horsham District Advice Note (2025). The development is therefore unsustainable, and would undermine the Council's spatial strategy for sustainable growth as set out in Policies 3, 4 and 26 of the Horsham District Planning Framework (2015) and the overarching aims of the National Planning Policy Framework (2024), including the presumption in favour of sustainable development contained within paragraph 11(d).

2. The proposal would introduce additional built form unrelated to the original justification for the redevelopment of the site (the preservation of the locally listed former public house). The development would result in the over-intensification of the site and a suburbanising effect on the rural character and appearance of the locality. The scheme would therefore fail to conserve or enhance the distinctive rural character of the area, contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

3. In the absence of adequate surface water and foul drainage information, the Council is unable to confirm that the proposed development would not increase flood risk on or off site, or that a safe and sustainable drainage solution can be achieved. The proposal is therefore considered

to be contrary to Policy 38 (Flooding) of the Horsham District Planning Framework (2015) and the relevant provisions of the National Planning Policy Framework (2024).

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/25/0657

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	1.03	22.04.2025
Floor plan	Existing	1.02	22.04.2025
Location & Block plan		1.00	22.04.2025
Elevation plan	Proposed	2.05	22.04.2025
Floor plan	Proposed First	2.04	22.04.2025
Floor plan	Proposed Ground	2.03	22.04.2025
Floor plan	Proposed Ground	2.03	22.04.2025
Plans	Topographic Survey	1.01	22.04.2025
Design & Access Statement	Heritage	NONE	07.05.2025
Supporting Statement	Water Neutrality	NONE REV A	07.05.2025

DELEGATED

Case Officer sign/initial Guy Everest Date: 21.11.2025

Authorising Officer sign/initial Tamara Dale Date: 21.11.2025

Appendix F

BP Civils

Civil Engineering and Transport Planning Consultants

Drainage Strategy

The Lamb Inn, Lambs Green – Coach House

Mr Ben Boker-Ingram

Ref D2346 – DS2.0

February 2026



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DOCUMENT CONTROL

Project: The Lamb Inn, Lambs Green
Proposed Residential Development – Coach House

Document: Drainage Strategy

Client: Mr Ben Boker-Ingram

Reference: D2346-DS2.0

Document Checking:

Author: L Foord **Date:** 22/02/2026

Checked by: M Akmenkalns **Date:** 26/02/2026

Approved by: M Akmenkalns **Date:** 26/02/2026

Status:

Issue	Date	Status	Issued by
2.0	26/02/2026	FIRST ISSUE	LDF

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PL4000	Foul and Surface Water Drainage Strategy
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Appendix B	Topographic Survey
Appendix C	Public Sewer Map
Appendix D	Geotechnical Investigation
Appendix E	Wallingford Greenfield Run-off Calculations
Appendix F	Hydraulic Calculations

1 INTRODUCTION

1.1 Background

1.1.1 BP Civils is instructed by The Lamb Inn to prepare a flood risk assessment and drainage strategy to accompany a planning application for new dwellings adjacent to a residential development recently approved under planning decision notice referenced DC/04/24/0874 on land formerly known as The Lamb Inn, Lambs Green, RG12 4RG.

1.1.2 This report has been undertaken in accordance with Local Policy, and National Planning Policy Framework (NPPF) in addition to the use of SuDS for achieving sustainable development.

1.1.3 The proposed development will involve the construction of a coach house style building containing two dwellings, as demonstrated by the development proposals contained within **Appendix A**.

1.1.4 In preparing this report, BP Civils has referred to the following documents and information:

- Environment Agency Flood Maps for Planning
- Environment Agency Flood Risk Assessment Data
- Long-term Flood Risk Service for Groundwater & Reservoirs (Gov.uk)
- British Geological Survey (BGS) Information and Records
- West Sussex County Council SuDS Policies
- Public Sewer Records

1.1.5 This report has been prepared for the benefit of the named client only.

2 SITE LOCATION AND DESCRIPTION

2.1.1 A site location plan is included within **Appendix A**.

2.1.2 The National Grid Reference is TQ 21968 36799.

2.1.3 The site is located on the east side of Lambs Green Road, in Lambs Green, to the north of Horsham.

2.1.4 The development is located on the same site as application reference DC/04/24/0874 and can be considered the next phase. It will share its foul and surface water drainage system. Therefore catchment areas and flows used in this report will be based on the final combined developments.

The drainage proposals for the development under application DC/04/24/0874 have been approved and the associated planning condition has been discharged.

2.1.5 The site measures 1306m^2 (0.01Ha), with a predevelopment impermeable area of 1285m^2.

2.1.6 A topographic survey has been undertaken at the site and is presented in **Appendix B**.

2.1.7 The topographic survey identifies levels in the range of 74.1m AOD and 74.8m AOD.

2.1.8 Drawing PL2000 (Topographic Survey with Contours) has been prepared to illustrate the topography of the site.

2.1.9 Levels are demonstrated as falling to the south and east with the low point of the site located at the south-eastern corner.

2.1.10 An ordinary watercourse forms the eastern boundary.

3 GROUND CONDITIONS

3.1 Geology

3.1.1 A limited geotechnical investigation was undertaken at the site in March 2025 by Ground Management Limited. This included the installation of a borehole for the purposes of groundwater monitoring and infiltration potential.

3.1.2 The borehole recorded made ground to a depth of 0.85m overlaying 0.65m thick layer of wet silty sand and clay from 1.5m below ground level.

3.2 Groundwater

3.2.1 Groundwater was recorded in the borehole installed by Ground Management Limited at a depth of 0.77m (10/03/24) and 0.55m (14/03/25) below ground level.

4 EXISTING DRAINAGE

4.1 Surface Water

4.1.1 The public sewer map has been obtained from Thames Water, as presented in **Appendix D**. This shows that there are no public surface water sewers in the vicinity of the site.

4.1.2 Runoff from the predevelopment site is understood to discharge to the adjacent watercourse at an unrestricted rate.

4.1.3 The predevelopment impermeable area is 1285m^2, which based on a flat rainfall rate of 50mm/hour generates a brownfield flow of 17.7l/s.

4.1.4 Greenfield run-off rates have been calculated in relation to the impermeable site area (1285m^2) using HR Wallingford's 'Greenfield run-off rate estimation' tool:

- QBar = 0.074
- 1 in 1 Year = 0.062 l/s
- 1 in 2 Year = 0.065 l/s
- 1 in 10 Year = 0.12 l/s
- 1 in 30 Year = 0.17 l/s
- 1 in 100 Year = 0.23 l/s
- 1 in 200 Year = 0.27 l/s

4.2 Foul Water

4.2.1 The public sewer map has been obtained from Thames Water, as presented in **Appendix D**. This shows that there are no public foul sewers in the vicinity of the site.

4.2.2 The predevelopment site is served by a treatment plant/septic tank which discharges to the adjacent watercourse.

5 PROBABILITY

5.1 Sources of Information

5.1.1 The NPPF requires that all sources of flooding are considered being tidal, fluvial, pluvial, groundwater, sewers and man-made reservoirs/canals.

5.1.2 The likelihood of the site flooding has been established by reviewing the following information:

- Environment Agency Flood Maps for Planning
- Long-Term Flood Risk Service for Groundwater & Reservoirs (Gov.uk)
- Environment Agency Flood Risk Assessment Data
- Horsham District Council Flood Risk Assessment (2010)

5.2 Flood Maps and Modelling

5.2.1 Flood Maps for Planning identifies the site falling fully within Flood Zone 1.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b).
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • Land having a 3.3% or greater annual probability of flooding, with any existing flood management infrastructure operating effectively; or • Land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in

	agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

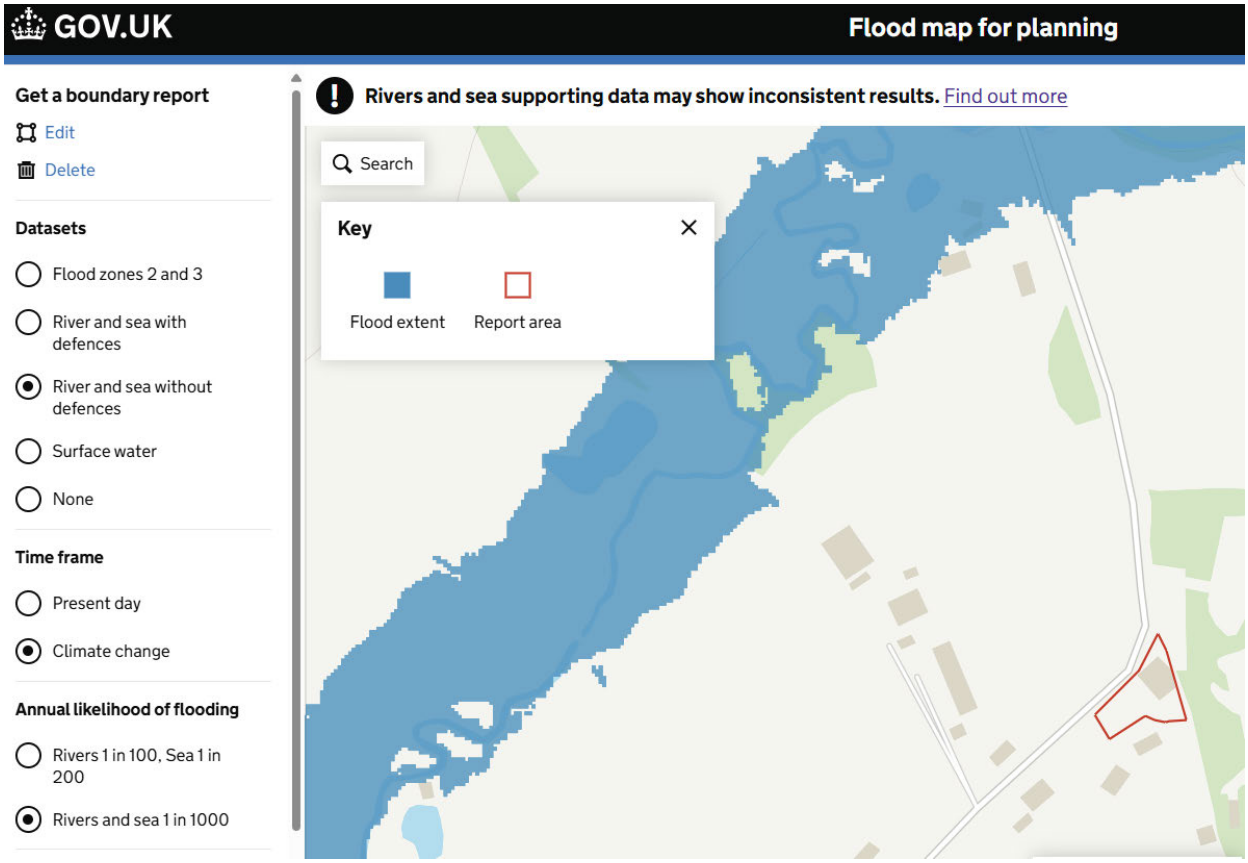


Figure 1. Flood Maps for Planning (Gov.uk)

5.2.2 Flood Maps for Planning, Rivers and the Sea, do not identify the site as being at risk of flooding from such sources in either the present day, or with allowances for climate change (with and/or without defences).

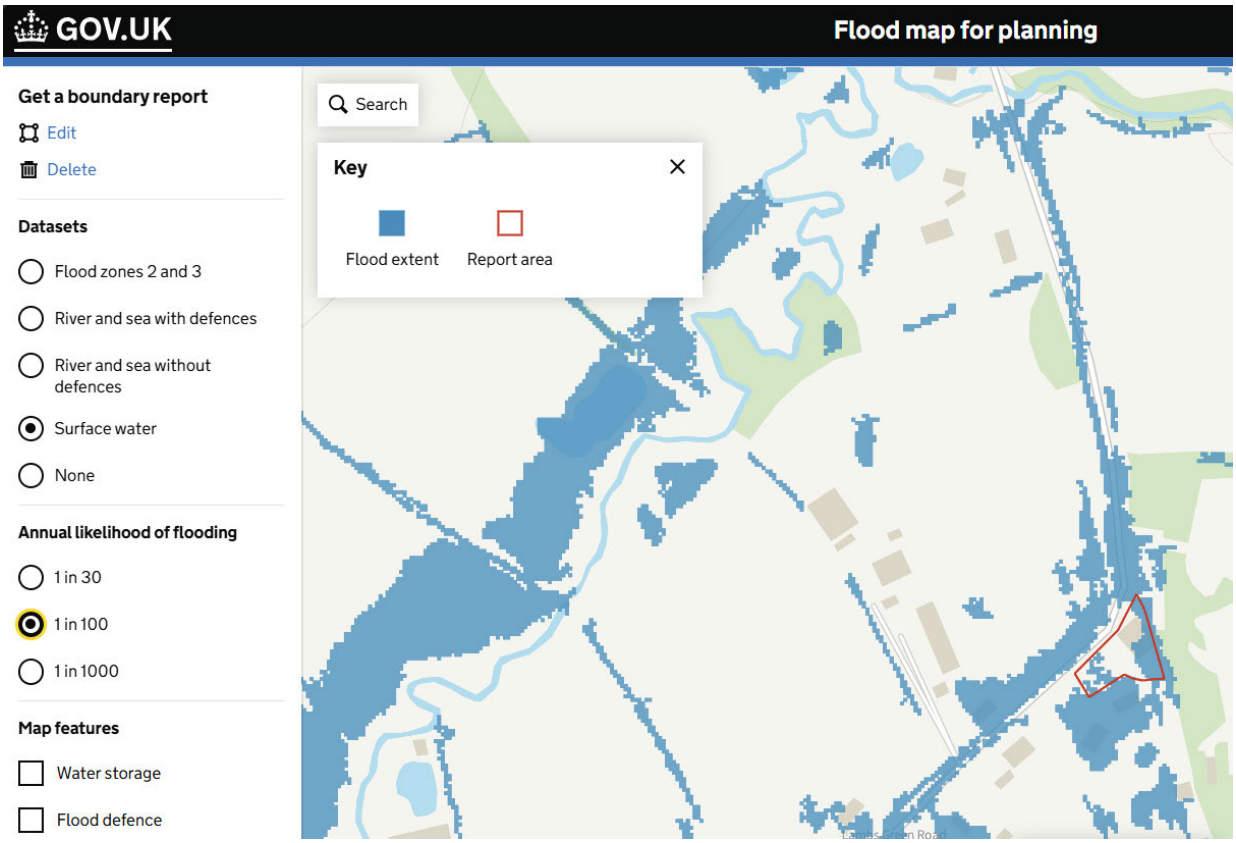


Figure 2. Flood Maps for Planning – Surface Water 1:100 (Gov.uk)

5.2.3 Flood Maps for Planning, Surface Water, identify some of the site to have a 1:30 and 1:100 year annual chance of flooding.

5.2.4 The Long-Term Flood Risk Service show that the site is outside of the area identified as being at risk of flooding from reservoirs.

5.3 Strategic Flood Risk Assessment

5.3.1 Horsham District Council has a published Strategic Flood Risk Assessment dated 2010.

5.3.2 The site is not specifically referenced within the Strategic Flood Risk Assessment.

5.4 Summary of Flood Risk

5.4.1 The potential sources of flooding are:

Source of Flooding	Level of Risk
Rivers and Coastal	**Very Low** The site is not identified as being at risk of flooding from such sources in either the current day, or in respect of current climate change projections.
Surface Water	**Medium** 1:30 year annual probability on the lower lying areas of the site.
Groundwater	**Low** Groundwater flood map shows groundwater recharge level of between 0.025 and 0.5m below surface level.
Sewers	**Low** No nearby sewers
Artificial Sources	**None** The site is not shown to be at risk of flooding due to artificial sources.

5.4.2 The site has been assessed as being at an overall 'Low' risk of flooding from all of the above potential sources of flooding risk.

5.4.3 The surface water drainage system for the proposed development shall be designed in order to provide capacity up to the design event and provide consideration of potential exceedance routes, so as to not increase the risk of surface water flooding on or off the site.

6 PROPOSED DEVELOPMENT

6.1 Description of Development

6.1.1 The proposed development will involve the construction of a coach house style building containing two dwellings on the same site as a recently approved development of 6 dwellings, as demonstrated by the development proposals contained within **Appendix A**.

6.1.2 The site is located fully within Flood Zone 1.

6.1.3 The type of development proposed falls within the "More Vulnerable" flood risk vulnerability classification (Annex 3: Flood risk vulnerability classification, NPPF) and is appropriate in Flood Zone 1 (Flood Risk and Coastal Change Table 2).

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	**Highly Vulnerable**	**More Vulnerable**	**Less Vulnerable**	**Water Compatible**
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	Exception Test Required	✓	✓	✓
Flood Zone 3a†	Exception Test Required †	✗	Exception Test Required	✓	✓
Flood Zone 3b*	Exceptions Test Required *	✗	✗	✗	✓*
✓ = Development is appropriate ✗ = Development should not be permitted					

6.1.4 The pre-development impermeable area totals 1285m² (0.01Ha).

6.1.5 The post-development impermeable area totals 872m² (0.009Ha).

6.1.6 The decrease in impermeable area, post development, amounts to 413m².

6.1.7 The new catchment which is to be positively drained totals 872m² consisting of the building roofs and car parking area.

6.1.8 The use of SuDS methods and techniques, where site conditions and constraints allow, will be utilised to assist in the management of surface water run-off generated by the proposed development, whilst adhering to the SuDS hierarchy as stated within Building Regulations (Part H) and The SuDS Manual (C753).

6.1.9 The specific drainage proposals are detailed in **Section 7** of this report.

7 PROPOSED DRAINAGE STRATEGY

7.1 Surface Water

7.1.1 The SUDS Manual (CIRIA C753) and Building Regulations, Approved Document H (Drainage and Waste Disposal) set out a hierarchy of drainage methods to ensure that developments maximise the use of sustainable drainage techniques.

7.1.2 The proposed development has planning consent, some SuDS techniques are not suitable due to the form of the consented proposals

7.1.3 The hierarchy favours infiltration methods of disposal over other methods such as watercourse and sewers, as detailed below;

i. Utilise infiltration techniques

ii. Attenuate rainwater in ponds or open water features for gradual release

iii. Attenuate rainwater by storing in tanks or sealed water features for gradual release

iv. Discharge rainwater direct to a watercourse

v. Discharge rainwater to a surface water sewer/drain

vi. Discharge rainwater to a combined sewer

SUDS Technique	**Suitable**	**Comments**
Living Roof	No	No compatible with the consented scheme
Basins and Ponds (such as Wetlands, Balancing Ponds, Detention Basins, Retention Ponds)	No	Not viable due to spatial and level constraints.
Filter strips and swales	No	Not viable due to spatial constraints
Infiltration Devices - Soakaways - Infiltration trenches and basins	No	Not viable due to ground condition
Permeable surfaces and filter drains (such as gravelled areas and porous block paving	Yes	Car park will be constructed using **tanked** permeable paving with sub base storage.
Tanked systems (such as oversized pipes or cellular tanks)	No	Not viable due to level constraints

7.1.4 It is proposed that the development will incorporate a tanked permeable car park, with a restricted discharge to the adjacent watercourse.

7.1.5 It is proposed that run-off from the impermeable areas is captured up to the 100-year event including 40% climate change without exceedance.

7.1.6 It is not practice to restrict the flow rate to QBar due to the risk of blockage of the flow control. A 2.8l/s restriction is therefore proposed, a flow control device at this rate will have 83mm solid handling.

7.1.7 As discussed in Section 4, the predevelopment flow rate is in excess of 17l/s. It is therefore the proposed drainage strategy provides a significant reduction in the rate of flow discharging to the existing watercourse from the site, as below and in all instances is far less than 50% of the predevelopment brownfield rate:

1:2 yr = Max 0.852l/s

1:10yr = Max 1.455l/s

1:30 yr = Max 1.831l/s

1:100yr+cc = 2.768l/s

7.1.8 The reduction in the impermeable area will reduce the volume of run off discharging to the existing watercourse from the site.

7.1.9 The proposed surface water drainage arrangement is shown on drawing **PL4000**.

7.2 Water Quality

7.2.1 Following the CIRIA simple index approach the proposed drainage system includes adequate surface water treatment as follows:

7.2.2 The pollution hazard index does not exceed the mitigation index, therefore it is deemed that adequate measures are in place.

Pollution Hazard Index – Car Parking and Low Traffic Road : TSS=0.5 / M=0.4 / H=0.4

Pollution Mitigation Index - Permeable paving TSS=0.7 / M= 0.6 / H=0.7

7.3 Foul Water Drainage

7.3.1 Foul water will discharge, to a packaged foul water treatment plant, with a discharge to the adjacent watercourse.

7.3.2 The development combination comprises 8No. two-bedroom apartments. Using British Water Publication "Flow and Loads – 4", the population equivalent is calculated to the 25.6, with a total daily volume of 3.84m^3.

7.3.3 This has been assessed against General Binding Rules to establish if formal discharge consent is required.

7.3.4 General Binding Rules states that discharge consent is not necessary for discharges to watercourse that have a daily volume less than 4m^3, subject to some environmental constraints.

7.3.5 The site is outside of the environmental zones therefore the proposal is compliant with General Binding Rules and formal discharge consent is not required.

7.3.6 The approved details for the development subject to application DC/04/24/0874 require the removal of the existing treatment plant.

7.4 Climate Change

7.4.1 Gov.uk provides guidance for local planning authorities preparing strategic flood risk assessments and developers and their agents preparing flood risk assessments for planning applications, and development consent orders for nationally significant infrastructure projects.

7.4.2 Climate change allowances are predictions of anticipated change for peak river flow, peak rainfall intensity, sea level rise and offshore wind speed and extreme wave height.

7.4.3 Allowance for climate change shall be provided in the undertaking of site-specific flood risk assessments where new development is proposed to minimise vulnerability and provide resilience to flooding and coastal change.

7.4.4 The 'Peak Rainfall Allowances Map' shows anticipated changes in peak rainfall intensity.

7.4.5 Based on the latest allowances, for the 3.3% annual exceedance rainfall event, an increase of 35% should be applied to peak rainfall in relation to the proposed development.

7.4.6 For the 1% annual exceedance rainfall event, an increase of 40% should be applied to peak rainfall in relation to the proposed development.

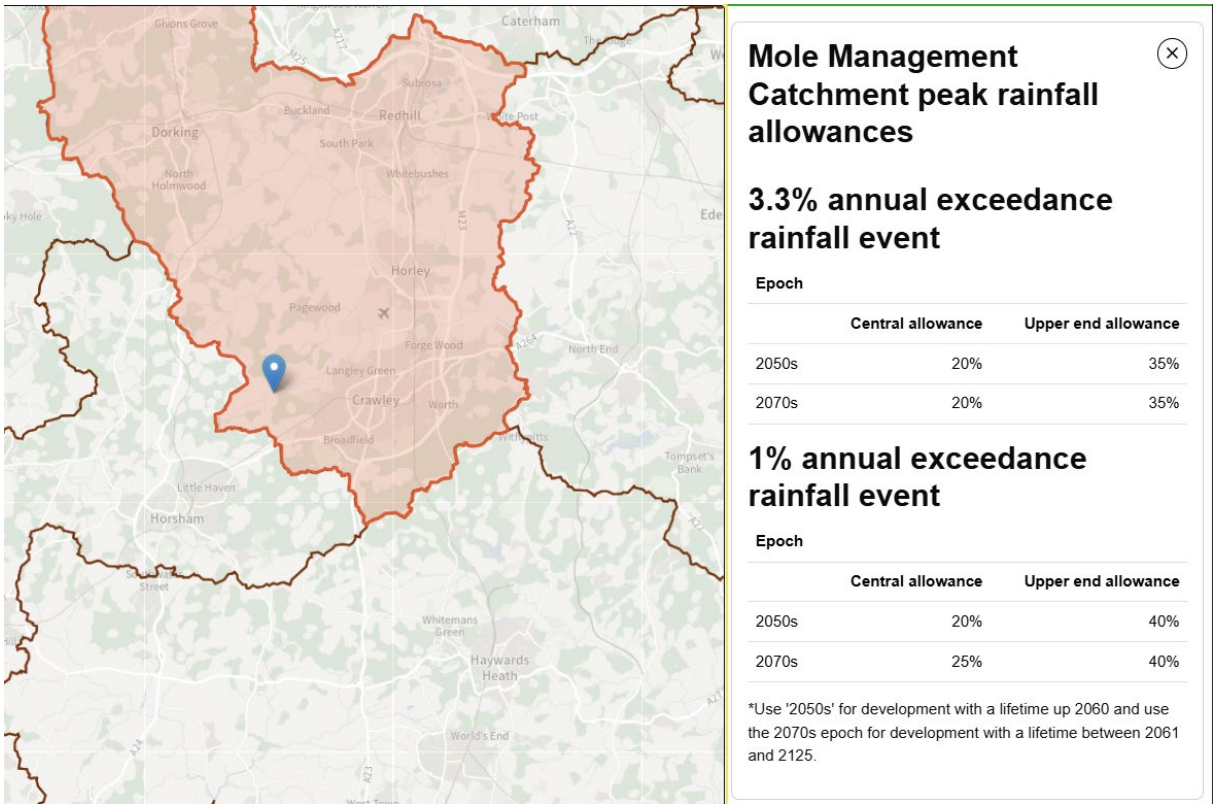


Figure 9. Climate Change Allowances – Peak Rainfall Allowances (Gov.uk)

7.5 Urban Creep

7.5.1 The type of development does not require the application of urban creep.

8 RESIDUAL RISK AND MITIGATION

8.1 Residual Risk

8.1.1 The following residual risks have been identified in relation to the proposed development:

i. Extreme rainfall events that exceed the design criteria used for the drainage system causing surface water flooding.

ii. Blockage/failure of the proposed drainage system causing flooding to the site.

iii. Surface water flooding as identified on flood maps.

8.2 Mitigation

8.2.1 Consideration has been taken to the residual risks stated in Section 9.1, and the following mitigation measures are proposed:

i. The surface water drainage system proposed has been designed to accommodate a 1-in-100-year storm event, inclusive of an allowance for the potential impacts of climate change (40%). Should an event occur which exceeds this design criteria, exceedance flows would follow the natural topography of the site, which broadly falls to the south and east extents of the site.

It is recommended that this proposed finished floor level is set at least 300mm above the existing lower lying land. ie FFL to be 74.75.

ii. Maintenance plays a vital role in managing and reducing flood risk. The surface water drainage system proposed has been designed to accommodate a 1-in-100-year storm event, inclusive of an allowance for the potential impacts of climate change (40%). Should blockage of the drainage system occur, there is the potentially for flooding to occur at the site. Blockage of the drainage system would result in, effectively, an exceedance event. Collected run-off would breach the system, and travel overland, following the topography of the site.

iii. The surface water flooding is shown on the lower lying areas of the site, the proposed building floor level has been set at least 300mm above this level, ie FFL to be at least 74.75, with external ground levels generally at least 150mm below the finished floor level.

9 FLOOD RISK MANAGEMENT

9.1 Safe Access and Egress

9.1.1 Access to the site will be retained, as existing.

9.1.2 The site is located fully within Flood Zone 1 and has been assessed as being at 'Low' risk of flooding from all of the sources of potential flood risk considered in the undertaking of this flood risk assessment.

9.1.3 In view of the above factors, safe access and egress can be provided.

10 MAINTENANCE

10.1 Proposed Maintenance Regime

10.1.1 Maintenance is required to ensure the long-term operational performance of the proposed surface water drainage system.

10.1.2 The drainage system has been designed to minimise maintenance requirements; however a number of key tasks will need to be undertaken so that the system remains in optimal condition. These operations are summarised in the table below, along with the required frequency of works.

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Permeable paving	Sweeping.	At least four times a year
	Removal / management of weed growth.	At least twice a year
	Inspection/maintenance of flow control	At least twice a year
Catch pits, gully sumps and drains	Inspection and additional cleansing as required.	Annual
	Desilting	Year 1, Year 3, then every 5 years
Pipework	Jetting to clear blockages	As required

10.1.3 It is anticipated that maintenance responsibilities will rest with an appointed management company.

Accidental Spillages

10.1.4 It is not envisaged that any materials are to be stored onsite once the development has been completed, which could cause major spills and potential pollution issues within the drainage system. If this situation alters in the future consultation with a specialist will be required in order to confirm if any upgrades to the existing system are necessary.

Future Alterations to the Development

10.1.5 Any future alterations to the foul and/or surface water drainage systems should confirmed by a specialist.

11 OFFSITE IMPACTS

11.1.1 Surface water will be managed on site through the installation of a permeable paving and a flow control, discharging to the existing watercourse, at a rate less significant less than the predevelopment situation, resulting in a positive offsite impact by reducing flood risk.

11.1.2 Foul water will treated by a package treatment plant, meeting current standards, as discussed in Section 7.

12 SUMMARY

12.1.1 BP Civils is instructed by The Lamb Inn to prepare a flood risk assessment and drainage strategy to accompany a planning application for a proposed residential development at The Lamb Inn, Lambs Green.

12.1.2 The proposed development will involve the construction of a coach house etyle building containing two dwelling, one the same site as a recently approved application for 6 dwellings. The coach house can be consider as the next phase and both developments will share the same drainage system.

12.1.3 The site measures c. 1306m^2 (0.08Ha), of which 1285m^2 is impermeable. The impermeable area post development will be 872m^2.

12.1.4 The site is located in Flood Zone 1 and has been assessed as being at 'Low' risk of flooding from all of the potential sources of flood risk considered in the undertaking of this flood risk assessment.

12.1.5 The car parking area will be constructed using permeable paving which provide a method of treating and storing surface water run off prior to being discharged at a restricted to the existing watercourse.

12.1.6 The proposed flow rate (2.8l/s) will be less than 16% of the predevelopment flow rate (17.7l/s).

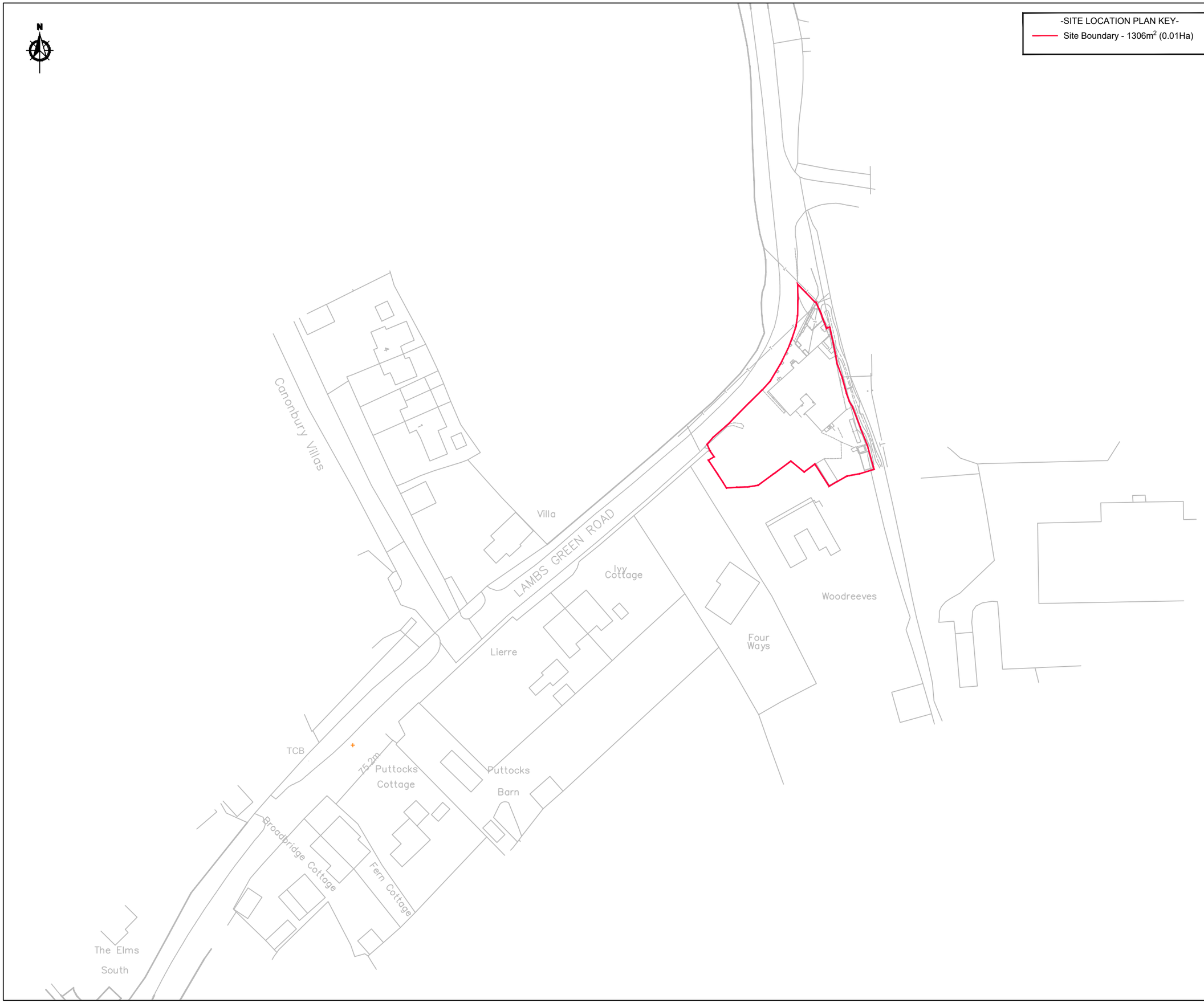
12.1.7 The proposed surface water drainage system will accommodate a 1 in 100 year design storm event with an allowance of 40% for climate change.

12.1.8 The implementation of the development will not increase flood risk on or off the site.

12.1.9 In conclusion, the implementation of this development is suitable with regards to flood risk and surface water drainage.

DRAWINGS

PL1000	Site Location Plan
PL2000	Topographic Survey
PL3000	Impermeable Area Assessment
PL4000	Conceptual Drainage Strategy
PL5000	Exceedance Flow Route
PL7000	Construction Details



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RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, note the following:

1. Buried services. Contractor to refer to record drawings and use CAT to locate existing services and undertake necessary precautions and investigation prior to excavating.
2. Working in live traffic. Contractor to ensure traffic management is designed, erected and maintained to protect the workforce and the public. Contractor to undertake necessary precautions and ensure suitable traffic management is in place prior to commencement.
3. Working in live sewers. Contractor to ensure operatives are familiar and competent with the dangers of working in live sewers.
4. Excavations close to existing structures. Contractor to prepare method statement to ensure stability of existing structure.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement

Rev.	Date	Amendments
-	-	Original Issue

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Drawing Status
FOR INFORMATION
NOT FOR CONSTRUCTION

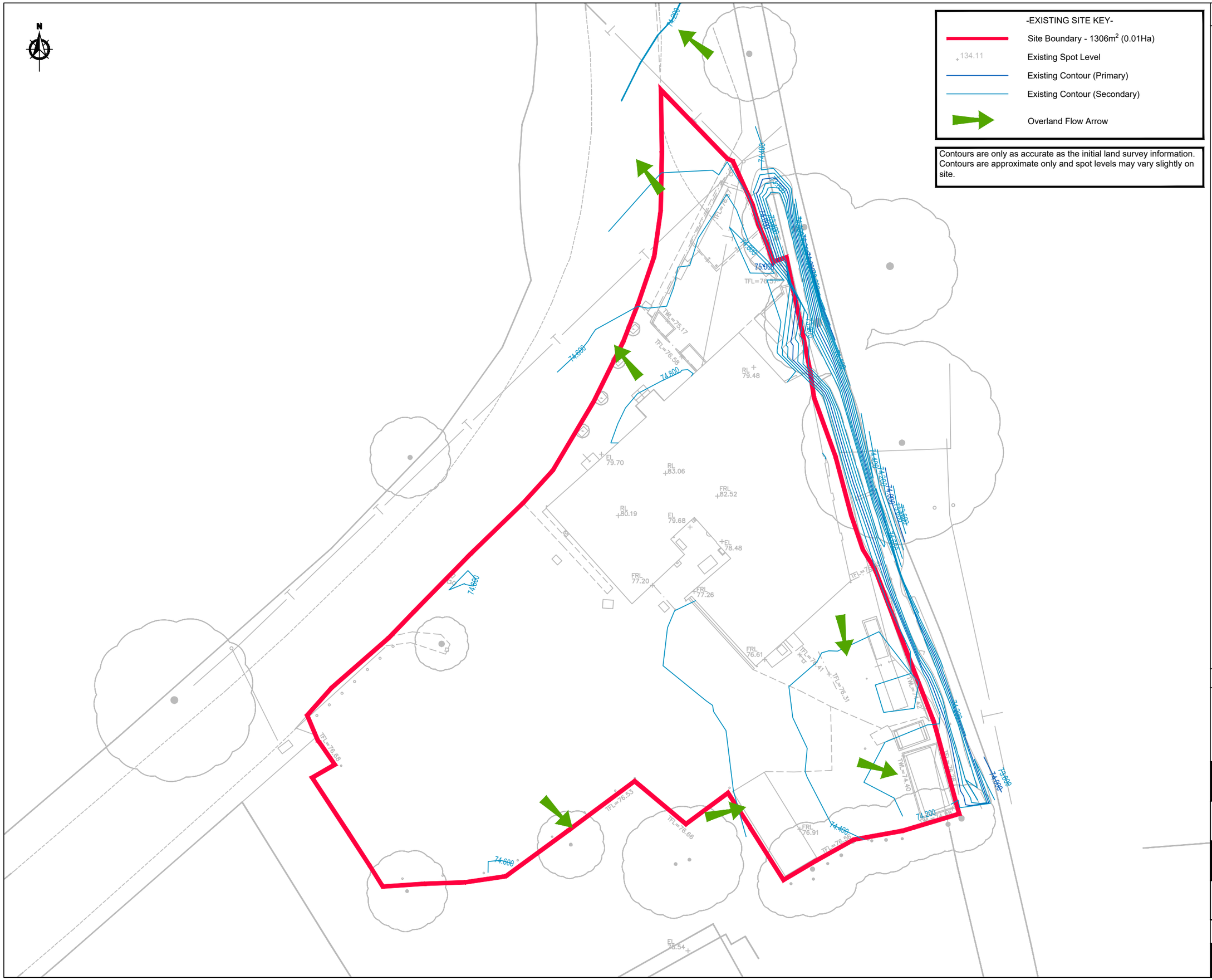
Client
The Lamb Inn
Ben Bokor-Ingram

Project
The Lamb Inn, Lambs Green Road, Horsham, RH12 4RQ - Coach House

Drawing Title
Site Location Plan

Scale at A3	Date	Drawn By	Checked By	Project No.
1:1000	Feb 26	JHL	LDF	D2346

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL1000	P00



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Rev.	Date	Amendments
-	-	Original Issue

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Drawing Status
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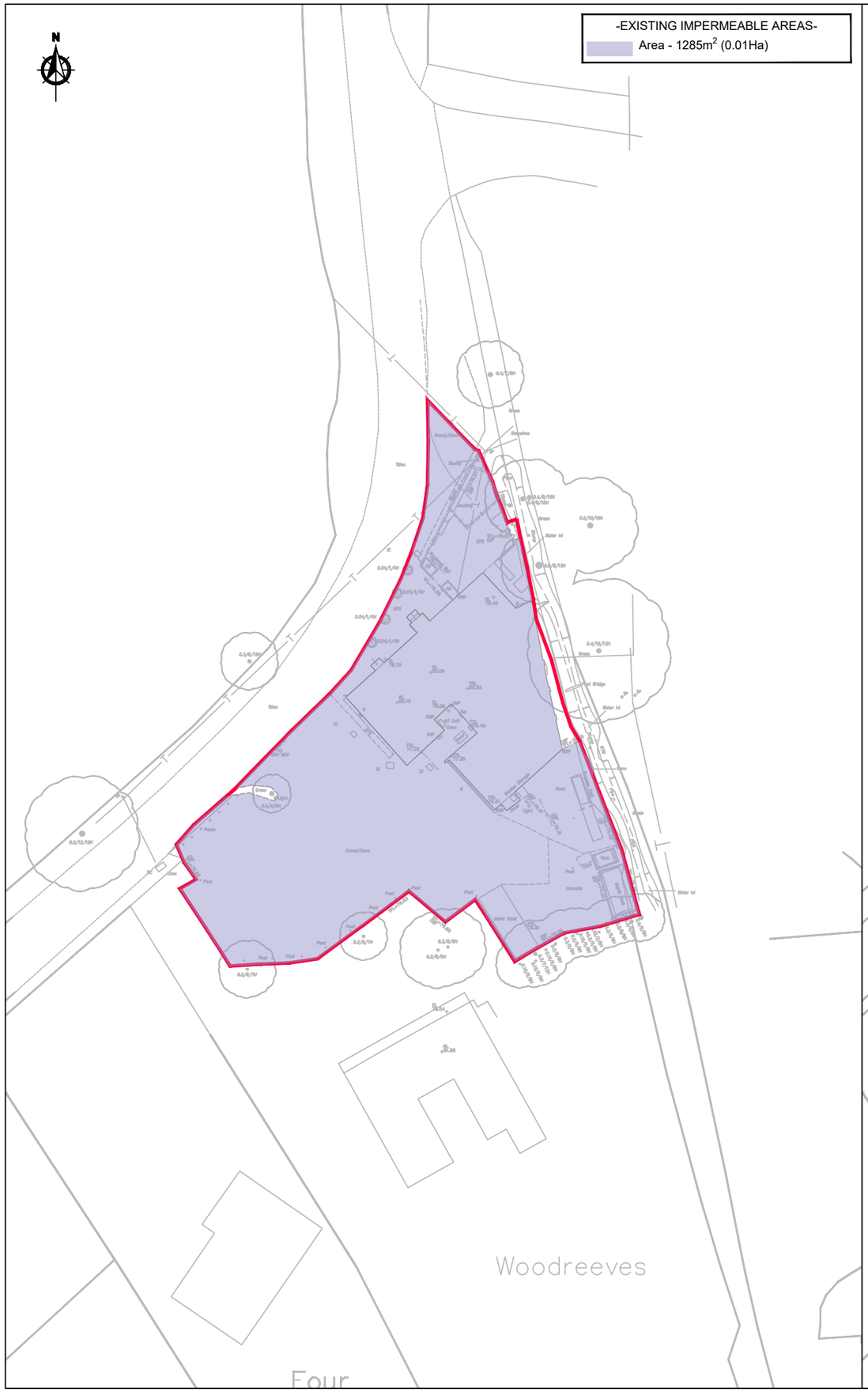
Client
The Lamb Inn
Ben Bokor-Ingram

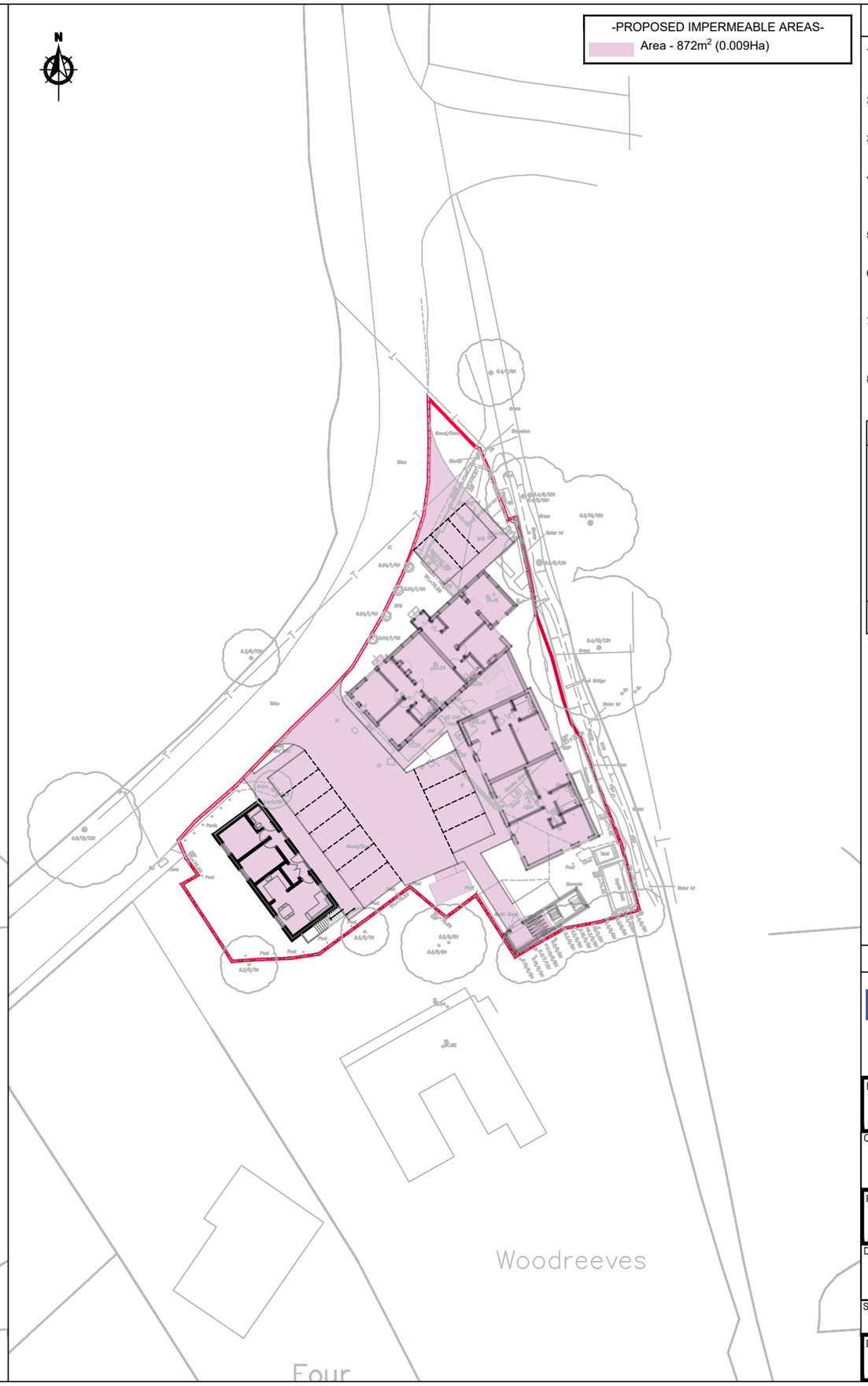
Project
The Lamb Inn, Lambs Green Road, Horsham, RH12 4RQ - Coach House

Drawing Title
Topographic Survey with Contours

Scale at A3	Date	Drawn By	Checked By	Project No.
1:250	Feb 26	JHL	LDF	D2346

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL2000	P00





A3

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FOR INFORMATION
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Client
The Lamb Inn
Ben Bokor-Ingram

Project
The Lamb Inn, Lambs Green Road, Horsham, RH12 4RQ - Coach House

Drawing Title
Impermeble Area Assessment

Scale at A3	Date	Drawn By	Checked By	Project No.
1:250	Feb 26	JHL	LDF	D2346

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL3000	P00

A3

MANHOLE SCHEDULE

MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
PS2	250Ø	250 Inspection	A15	74.580	73.980	0.500	521977.875	136818.405
PS3	1200Ø	FLOW CTRL	A15	74.550	73.700	0.750	521987.419	136793.466
PS4	450Ø	CATCHPIT	A15	74.650	74.050	0.500	521976.335	136788.869
PS1	450Ø	CATCHPIT	A15	74.689	74.189	0.400	521973.901	136822.738
S1	---	HEADWALL		74.300	73.680	0.520	521988.945	136793.517
F1	450Ø	450 Inspection	A15	74.743	74.043	0.600	521964.992	136816.074
F2	450Ø	450 Inspection	D400	74.609	73.915	0.594	521958.188	136808.479
F3	450Ø	450 Inspection	B125	74.639	73.770	0.769	521965.646	136801.344
F4	450Ø	450 Inspection	D400	74.680	73.580	1.000	521967.137	136788.936
F5	450Ø	450 Inspection	D400	74.648	73.350	1.198	521973.472	136789.634
F10	450Ø	450 Inspection	A15	74.702	74.002	0.600	521975.000	136793.112
F11	450Ø	450 Inspection	A15	74.700	73.838	0.762	521969.503	136804.963
F6 (PSTN)	1200Ø	-	D400	74.628	73.250	1.278	521974.223	136788.729
PF1	250Ø	250 Inspection	A15	74.748	74.048	0.600	521972.604	136801.583
PF2	250Ø	250 Inspection	A15	74.746	74.146	0.500	521963.765	136813.430
STP		-		74.671	73.450	1.121	521955.858	136788.974

DIFFUSER SCHEDULE

MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	BASE LEVEL (m)	DEPTH TO BASE (m)	EASTING (m)	NORTHING (m)
DI1	700x300	DIFFUSER		74.615	74.241	0.374	521958.607	136807.274
DI2	700x300	DIFFUSER		74.678	74.241	0.437	521962.364	136800.813
DI3	700x300	DIFFUSER		74.634	74.241	0.393	521967.726	136801.563
DI4	700x300	DIFFUSER		74.640	74.241	0.399	521969.198	136799.007
DI5	700x300	DIFFUSER		74.661	74.241	0.420	521971.088	136796.789
DI6	700x300	DIFFUSER		74.667	74.241	0.426	521972.553	136794.185
DI7	700x300	DIFFUSER		74.626	74.241	0.385	521971.154	136793.336
DO1	700x300	DIFFUSER		74.621	74.241	0.380	521970.015	136791.645

PHASE: 2

MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
D10	700x300	Type E		74.857	74.341	0.416	521953.380	136799.303
D11	700x300	Type E	B125	74.852	74.341	0.411	521960.791	136789.915
PS6	180Ø	Type E		74.775	74.375	0.300	521950.019	136798.876
PS9	180Ø	Type E		74.775	74.224	0.451	521958.971	136787.287



-DRAINAGE KEY-

- Storm Water
- Storm Water Flow Control
- Storm Water Headwall
- Proposed Permeable Paving (Depth Varies, formation 74.241)
- Foul Water
- Proposed Private Pumping Station
- Proposed Foul Water Rising Main
- FFL X.XX — Proposed Finished Floor Level
- 110.20 — Proposed Level

-SURFACE WATER DRAINAGE-

- Surface water disposal should be managed in view of the SuDS hierarchy;
  1. Infiltration
  2. Watercourse
  3. Public Surface Water Sewer(s)
- Shallow groundwater depth precludes the use of infiltration methods. 1m unsaturated zone required by local policy is not available.
- Surface water runoff will be discharged to the adjacent watercourse at a restricted rate (Max 2.8l/s).
- The car parking area will be constructed using permeable paving to improve water quality and provide the required volume of surface water storage.
- The parking areas total 270m^2, with a Min 350mm deep sub-base, providing a storage volume of 28.35m^3.
- The surface water drainage strategy allows for a 1 in 100 year design storm event, including of an allowance for climate change (40%). FEH22, Cv = 1 (Summer and winter). Due to the nature of the development application of urban creep is not necessary.

-FOUL WATER STRATEGY-

- Foul water disposal should adhere to the following hierarchy;
  1. Public Sewer
  2. Private Treatment Plant
  3. Septic Tank and Drainage Field
  4. Cesspool
- The public sewer records show that there are no public foul water sewers in the vicinity of the site.
- It is proposed to install a packaged foul water treatment plant which discharges to the adjacent watercourse.
- The Population Equivalent is calculated using Flows and Loads - 4, based on 8No, 2 bedroom flats. 8 x 4 = 32. Apply factor of 0.8 = 25.6.
- Total daily volume = 25.6 x 150l = 3.84m^3. This is compliant with the General Binding Rules therefore discharge consent is not required.
- The packaged treatment plant and downstream pumping station are to be supplier designed and installed in strict accordance with the supplier instructions.
- The existing septic tank shall be properly decommissioned including emptying and purging before removing from the ground.

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Drawing Status
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Client
The Lamb Inn
Ben Bokor-Ingram

Project
The Lamb Inn, Lambs Green Road, Horsham, RH12 4RQ - Coach House

Drawing Title
Proposed Drainage Strategy

Scale at A3	Date	Drawn By	Checked By	Project No.
1:250	Feb 26	JHL	LDF	D2346

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL4000	P00



NOTES

A3

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Client
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Ben Bokor-Ingram

Project
The Lamb Inn, Lambs Green Road, Horsham, RH12 4RQ - Coach House

Drawing Title
Proposed Levels and Exceedance Flow Routes

Scale at A3	Date	Drawn By	Checked By	Project No.
1:250	Feb 26	JHL	LDF	D2346

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL5000	P00

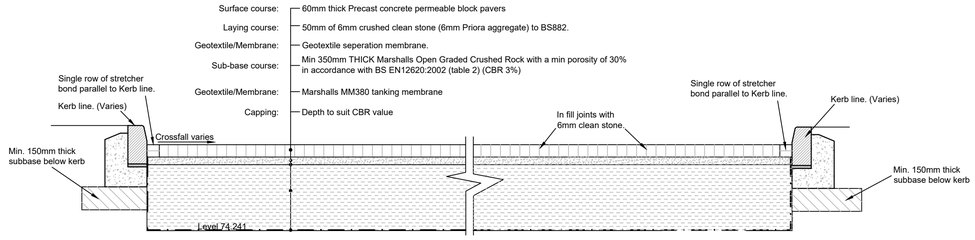
SUB-BASE TABLE 1

CBR VALUE	Minimum thickness (mm) of capping layer (Consolidated in accordance with MCHW Volume 1 clause 801, table 8/1)		Minimum Sub-base thickness	Notes
	Without Geotextile	With Geotextile		
Less than 1%	N/A	600mm	150mm	Geogrid required
Less than 2%	N/A	600mm	150mm	
> 2% - 2.5%	450mm	N/A	150mm	
> 2.5% - 5%	350mm	N/A	150mm	Alt. 350mm Subbase Only
> 5% - 15%	N/A	N/A	225mm	
Greater than 15%	N/A	N/A	150mm	

CONTRACTOR TO ASSUME MAXIMUM CAPPING LAYER THICKNESS PRIOR TO CONFIRMATION OF CBR TESTING.

NOTE: 450MM MINIMUM OVERALL CONSTRUCTION MUST BE MET IN COMPLIANCE WITH FROST SUSCEPTIBILITY, IRRESPECTIVE OF SUBGRADING CBR VALUE

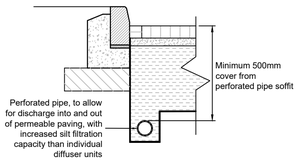
All areas regarded as 'soft spots' are to be excavated and replaced with suitable material within the extents of new Public Highway/Private access roads. The contractor must assess areas of former foundations and trees to ensure and 'soft spots' are dealt with satisfactorily.



PRIVATE DRIVEWAY - POROUS PAVING

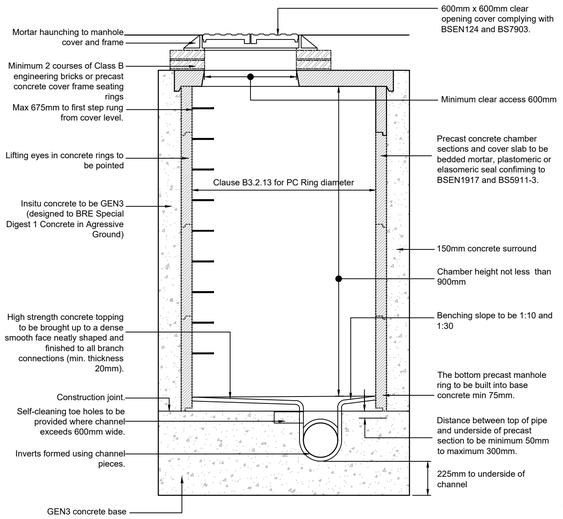
(TANKED)
(Scale 1:20)
(Cars and infrequent commerical use)

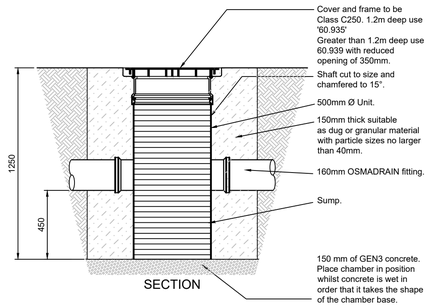
NOTE:
Porous paving system to be installed in strict accordance with the manufacturers recommendation and instructions.



PERFORATED PIPE - PERMEABLE PAVING DISCHARGE

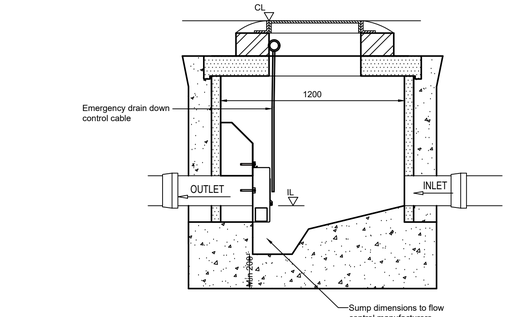
(TANKED)
(Scale 1:20)
(Cars and infrequent commerical use)

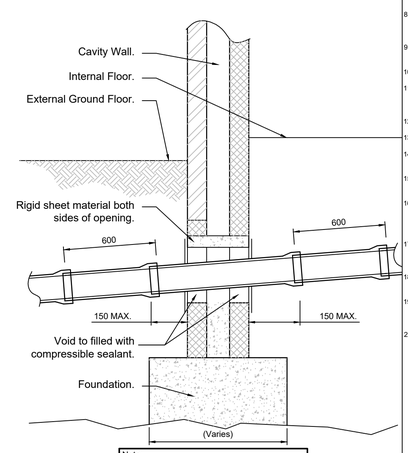




POLYPROPYLENE SHALLOW SILT TRAP DETAIL (500Ø)

(Scale 1:20)





DETAIL OF RODDING EYE

(Scale 1:20)

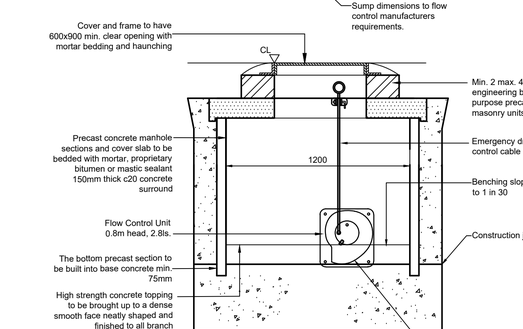
TYPICAL MANHOLE DETAIL - TYPE 2

Maximum depth from cover level to pipe soffit 3.0m
(Scale 1:20)

Alternative base invert layouts. All connections to be minimum soffit to soffit.

TYPICAL ACCESS CHAMBER DETAIL - TYPE 5 & 6 (FOOTPATHS AND PRIVATE DRIVES)

1m MAXIMUM DEPTH TO FROM COVER TO PIPE SOFFIT. (NON ENTRY)
LOCATED IN AREAS SUBJECT TO LIGHT VEHICLES AND FOOTPATHS



FLOW CONTROL CHAMBER S15

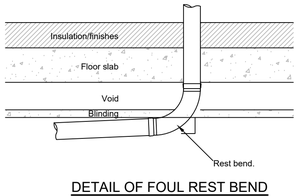
(Scale 1:20)

The details shown above are indicative only and should not be used as a scaled drawing. Please refer to manufacturers installation.

Note:
Arched or lintelled opening to give 50mm min clearance all around the pipe. mask opening both sides with rigid sheet material to prevent overspill of fill or entry for vermin.

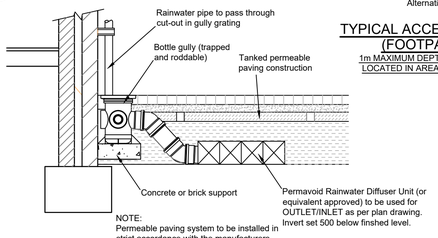
TYPICAL SECTION PIPE PASSING THROUGH WALL PIPE THROUGH LINTELLED OPENING

(Scale 1:20)



DETAIL OF FOUL REST BEND

(Scale 1:20 (2/1))



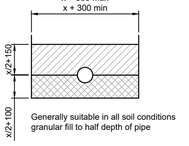
NOTE:
Permeable paving system to be installed in strict accordance with the manufacturers recommendation and instructions.

RAINWATER PIPE CONNECTION TO PERMEABLE PAVING VIA BOTTLE GULLY

(TANKED)
(Scale 1:20)
(Cars and Light Vehicles Only)

DETAIL OF RAINWATER PIPE

(Scale 1:20)



Generally suitable in all soil conditions granular fill to half depth of pipe

LEGEND:

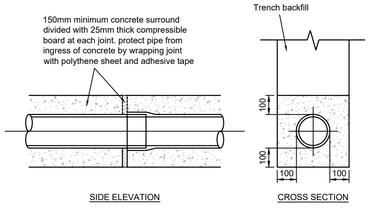
Selected fill: free from stones larger than 40mm, lumps of clay over 100mm, timber frozen material and vegetable matter.

Granular material: should conform to BS 882:1983 table 4 or BS8301:1985 Appendix D. Compaction fraction > 0.3 for class N > 0.2 for class F and B.

'x' - Denotes external pipe diameter.

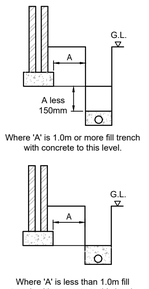
PIPE BEDDING DETAIL UNDER DRIVES AND GARDENS

Min depth of cover 0.50 under private gardens and 0.70m under private drives



CONCRETE BED AND SURROUND TO PIPES UNDER DRIVES AND GARDENS

Depth of cover less than 0.50 m under private gardens and 0.70m under private drives



DETAIL OF PIPE RUNS NEAR BUILDINGS

(Not to Scale)

Minimum Dimensions for Access Fittings and Chambers

Type	Internal Sizes				Cover Sizes	
	Depth to invert (m)	Size of largest pipe (DN)	Length x Width (mm)	Circular (mm)	Length x Width (mm)	Circular (mm)
Rodding Eye	As Drain but Minimum 100mm					
Shallow Access						
Small	0.6 or less	150	150x100	150	150x100	150
Large			225x100		225x100	
Inspection Chamber	0.6 or less			190		190
	1.2 or less	150	450x450	450	450x450	450
	1.2 - 3.0		450x450	450	300x300	350
Manhole	1.5 or less	150	675x750	1200	675x750	n/a
		225	675x1200	1200	1200x675	n/a
		300	675x1200	1200	1200x675	n/a
		>300	DN+450 x1800	The larger of 1800 or (DN+450)	1200x675	n/a
	Over 1.5	225	1200x1000	1200	600x600	600
		300	1200x1075	1200	600x600	600
		375-450	1350x1225	1200	600x600	600
		>450	DN+775 x1800	The larger of 1800 or (DN+775)	1200x675	600
Manhole Shaft	Over 2.7		900x840	900	600x600	600

BUILDING REGULATIONS MINIMUM DIMENSIONS FOR MANHOLES

(Not to Scale)

This plan complies with the Building Regulations 2002 Section 'H' - Drainage & Waste Disposal.

NOTES

A1

1. This drawing is to be read in conjunction with all other BP Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
2. BP Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
4. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
5. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. BP Civils logos and company information must be removed from copies if information is re-used.
6. The main contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of existing buildings at all times.
7. The main contractor is responsible for dealing with all occurrences of ground water during the construction period.
8. The contractor must comply with all current legislation relating to health & safety.
9. All products specified shall be installed in strict accordance with the manufacturers recommendations and instructions. If there are discrepancies between that information and the details on any BPC drawings, the manufacturers instructions must be used.
10. Contractor to confirm all invert levels where connections are proposed prior to commencing any drainage works. Contractor to commence drainage works at the point of discharge.

DRAINAGE NOTES:

1. All drainage works to be constructed in strict accordance with specification of the Local Authority, Building Regulations, Design and Construction Guidence (published by Water UK), BS8301 & BSEN.752-1.
2. All pipe runs near buildings to comply with the Building Regulations 2002 part H1. Where a pipe is within 1m of a foundation the trench shall be filled with class gen3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class gen3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN3 concrete.
3. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN3 concrete encasement (150mm thick).
4. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided compressible boards (fibreboard or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). the boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. a board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
5. All private building drainage shall be constructed in strict accordance with BS EN.752-1. Foul drainage beneath the floor slab shall be laid, shall be laid no flatter than 1:40. Unless otherwise specified below ground building drainage external to the building shall be 100mm diameter and shall be laid at a minimum gradient of (<1½ = 1 in 40/>1½ = 1 in 80) for foul drains and 1 in 80 for surface water drains.
6. All building drains shall be laid in conjunction with 'non adoptive bedding details' (class d, n or b) unless otherwise specified.
7. All pipes, bends and junction for private building drainage shall be UPVC conforming to BS4660, BSEN13598 and BSEN1401 as appropriate and shall be laid in accordance with the manufacturer's specification.
8. All pipes, bends and junction materials for adoptable drainage shall be vitrified clay, extra strength or super strength to BSEN295, with flexible joints and kitemark certified
9. All back inlet gullies to be roddable or connected to inspection chambers.
10. All gully connections other than at manholes to be 'y' junctions.
11. All stub stacks to be fitted with air admittance valves where branch drain exceeds 12m except at the head of the run. Soil vent pipes located at the head of a run to terminate to fresh air.
12. No low point shall be without a method of drainage.
13. All connections to be soffit to soffit unless otherwise noted.
14. All concrete and concrete products to be in accordance with BRE 363 for sulphates.
15. The locations of all building drainage points shall be cross referenced against the architects drawings during setting out.
16. The precise depth and location and size of existing pipes, watecourses or manholes where connections or diversion are proposed must be confirmed and reported to the engineer before works commence on site.
17. Existing drains - any existing drains to be abandoned to be decommissioned in accordance with building regulations by either grubbing out, infilling or sealing.
18. Should ground water be encountered on site during construction BPC shall be informed to determine if additional measures are required.
19. The drainage drainage system shall be fully cleansed on completion of the project using methods that ensure pollution off site does not occur.
22. Any existing land drains severed during construction shall be reinstated.

Rev.	Date	Amendments
-	-	Original Issue

BP CIVILS
Civil Engineering and Transport Planning Consultants
2 West Barn, Norton Lane, Chichester, West Sussex PO20 3AF
Tel: 01243 210418
www.bpcivils.co.uk enquiries@bpcivils.co.uk

Drawing Status: FOR INFORMATION NOT FOR CONSTRUCTION

Client: The Lamb inn
Ben Boker-Ingram

Project: The Lamb Inn, Lambs Green Road
Horsham, RH12 4RQ - Coach House

Drawing Title: Construction Details

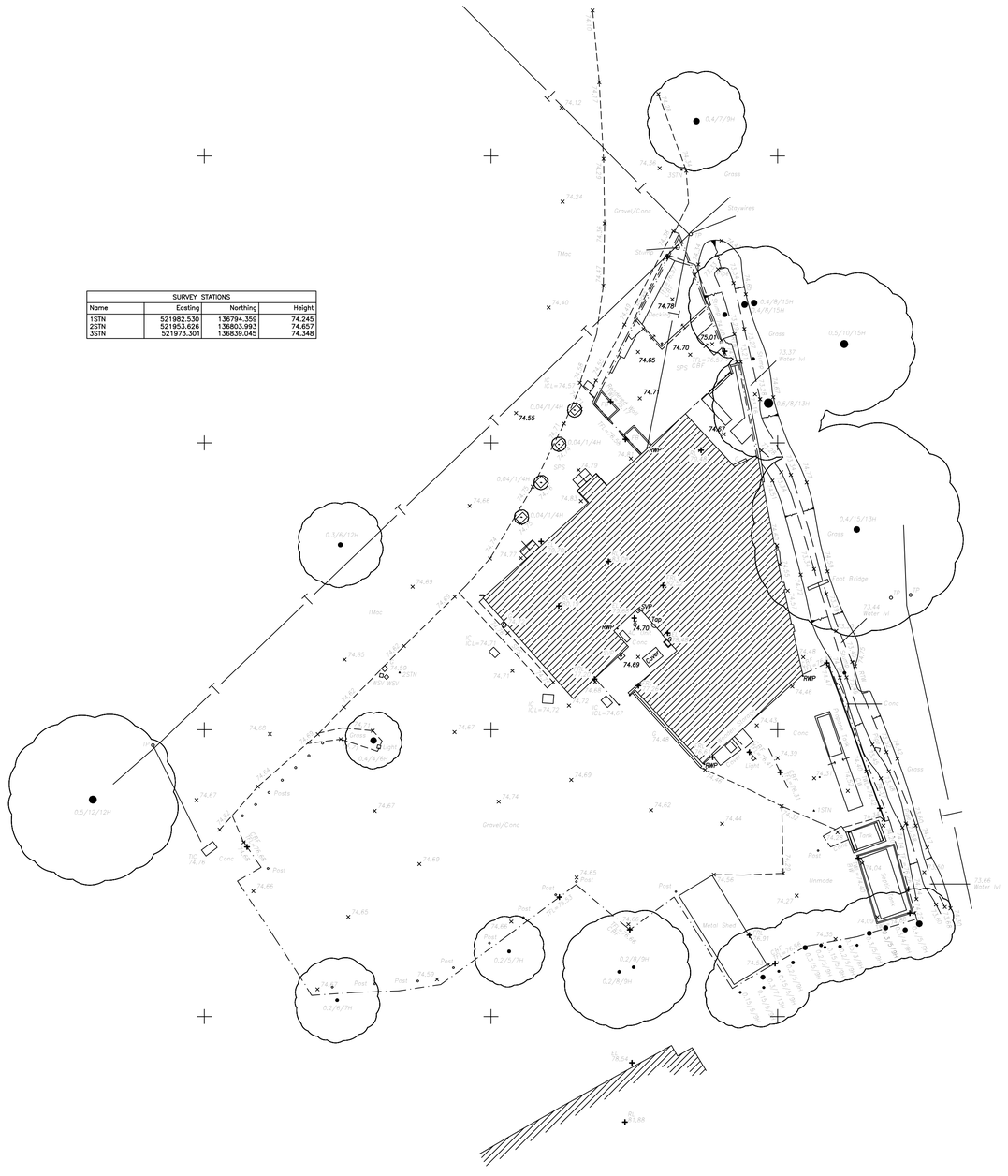
Scale at A1	Date	Drawn By	Checked By	Project No
AS SHOWN	Feb 26	LDF	MJA	D2346

Drawing Code	Drawing No.	Rev.
000-BPC-WD-ZZ-D-C	PL7000	P00

APPENDICES

Appendix A Architectural Development Proposals

Appendix B Topographic Survey


521800mE
521840mE
521880mE
521920mE
521960mE
522000mE
522040mE
136860mN
136840mN
136820mN
136800mN
136780mN
136760mN
N
SURVEY STATIONS
Name | Easting | Northing | Height
1STN | 521982.530 | 136794.359 | 74.245
2STN | 521953.626 | 136803.993 | 74.657
3STN | 521973.301 | 136839.045 | 74.348
Gravel/Conc
Shywires
Gross
Posts
Unmade
Water Ind
Water Shed
Post Bridge
Conc
Gravel/Conc
Stone
Post
Post
Post

Appendix C Public Sewer Map

Asset Location Search

Property Searches

BP Civils
UNIT 2, WEST BARN, OLD DAIRY L
NORTON
PO20 3AF

Search address supplied

Lambs Inn
Lambs Green
Rusper
Horsham
RH12 4RQ

Your reference D2346 Lambs Inn

Our reference ALS/ALS Standard/2025_5167298

Search date 21 May 2025

Keeping you up-to-date

Notification of price changes

We're changing our report prices from 4th June 2025. The price will increase by 3.5% based on Retail Price Index (RPI).

Find our new prices on our website thameswater.co.uk/property-searches

Any Questions? We're happy to talk through the changes with you – give our Property Searches team a call on 0800 009 4540 .

Thames Water Utilities Ltd
Property Searches,
Clearwater Court, Vastern Road, Reading RG1 8DB

property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches

0800 009 4540

Asset Location Search

Property Searches

Search address supplied: Lambs Inn, Lambs Green, Rusper, Horsham, RH12 4RQ

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position and size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the contact details below:

Thames Water Utilities Ltd
Property Searches
Clearwater Court
Vastern Road
Reading
RG1 8DB

Email: property.searches@thameswater.co.uk
Web: thameswater.co.uk/propertysearches

Asset Location Search

Thames Water Property Searches

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority. Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners. The public sewer map relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus. The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an ‘as constructed’ record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

With regard to the fresh water supply, this site falls within the boundary of another water company. For more information, please redirect your enquiry to the following address:

Southern Water
Southern House

Asset Location Search

Property Searches

Yeoman Road
Worthing
West Sussex
BN13 3NX

Tel: 01903 264 444

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. You can do this by emailing customer.feedback@thameswater.co.uk with the email subject header 'Enquiry – TWOSA', along with details of the request.

If you have any questions regarding sewer connections, budget estimates, diversions or building over issues please direct them to our service desk which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

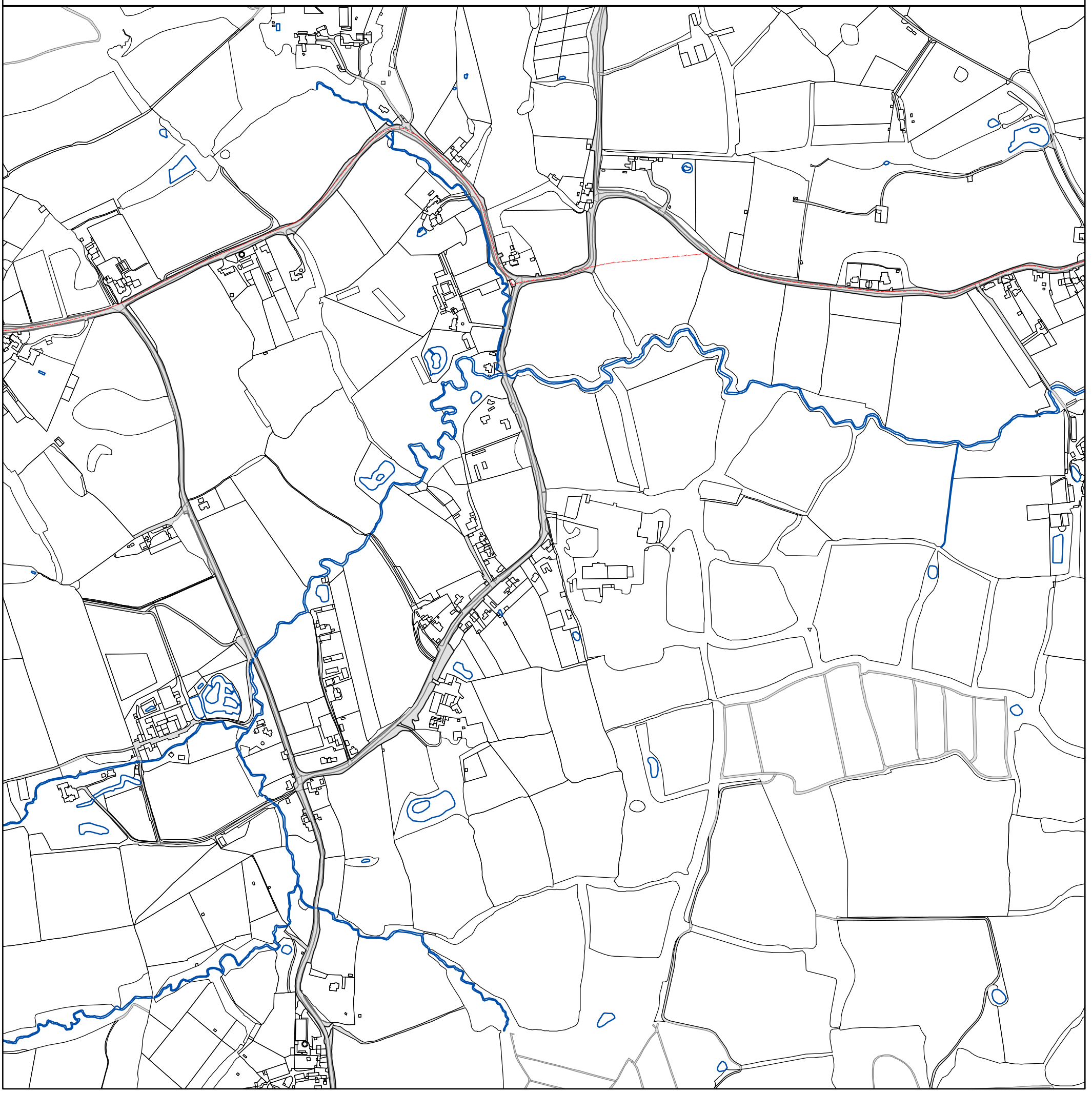
Should you require any advice concerning clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Based on the Ordnance Survey Map with the sanction of the Controller of H.M Stationary Office License Number 10019345

ALS/ALS Standard/2025_5167298



0 45 90 180 270 360
Meters

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified before any works are undertaken. Crown copyright Reserved

Scale:	1:7161
Width:	2000m
Printed By:	SAshok1
Print Date:	21/05/2025
Map Centre:	521965,136806
Grid Reference:	TQ2136NE

Comments:

ALS/ALS Standard/2025_5167298

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
841A	73.42	70.39
541A	83.38	81.61
751A	75.91	72.57
221A	99.42	97.28
921A	73.17	68.59
651A	77.26	74.88
831A	73.15	69.4
541B	80.34	78.01

REFERENCE	COVER LEVEL	INVERT LEVEL
751B	75.81	72.26
021A	104.24	102.75
751C	74.22	71.49
231A	96.65	94.02
121A	102.46	100.53
331A	93.43	91.14
431A	88.39	86.42

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified before any works are undertaken. Crown copyright Reserved

Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.

Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.

- Storm Sewer
- Sludge Sewer
- Foul Trunk Sewer
- Surface Trunk Sewer
- Combined Trunk Sewer
- Foul Rising Main
- Surface Water Rising Main
- Combined Rising Main
- Vacuum
- Thames Water Proposed
- Vent Pipe
- Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

- Sewer
- Culverted Watercourse
- Proposed
- Decommissioned Sewer
- Content of this drainage network is currently unknown
- Ownership of this drainage network is currently unknown

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve
- Meter
- Dam Chase
- Vent
- Fitting

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

- Ancillary
- Drop Pipe
- Control Valve
- Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

- Inlet
- Outfall
- Undefined End

Other Symbols

Symbols used on maps which do not fall under other general categories.

- Change of Characteristic Indicator
- Public / Private Pumping Station
- Invert Level
- Summit

Areas

Lines denoting areas of underground surveys, etc.

- Agreement
- Chamber
- Operational Site

Ducts or Crossings

- Casement

Ducts may contain high voltage cables. Please check with Thames Water.

- Conduit Bridge
- Subway
- Tunnel

Notes:

1) All levels associated with the plans are to Ordnance Datum Newlyn.
2) All measurements on the plan are metric.
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
5) 'na' or '0' on a manhole indicates that data is unavailable.
6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement.

If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

Appendix D Geotechnical Investigation

STANDPIPE INSTALLATION

AT

THE LAMB INN, LAMBS GREEN

FOR

MR BENEDICK BOKOR-INGRAM

G6658

12 March 2025



Ground Management Ltd

Civil and Geotechnical Engineering Services

DOCUMENT CONTROL

Report Title:	Standpipe Installation at Loppers Ash, South Harting		
Report No./ Issue:	G6658/01-01		
Report Status:	Issued for Client Comment		
Distribution:	Benedick Bokor-Ingram	PDF copy	12 March 2025
	Folkes Architects		
	BP Civils		

Prepared by: Alistair Tyler BSc MSc DIC CEng MICE

Signed: 

Ground Management Ltd Robin Hill Farm Clay Lane Fishbourne Chichester West Sussex PO18 8AB

Phone/Fax:01243 575073 mail@groundmanagement.com

CONTENTS

Figure 1 : Site Location Plan

Figure 2 : Existing Site Layout

Figure 3 : Proposed Development

Figure 4 : Exploratory Hole Location Plan

Exploratory Hole Logs: Borehole BH1

Groundwater Monitoring Records

Photographs

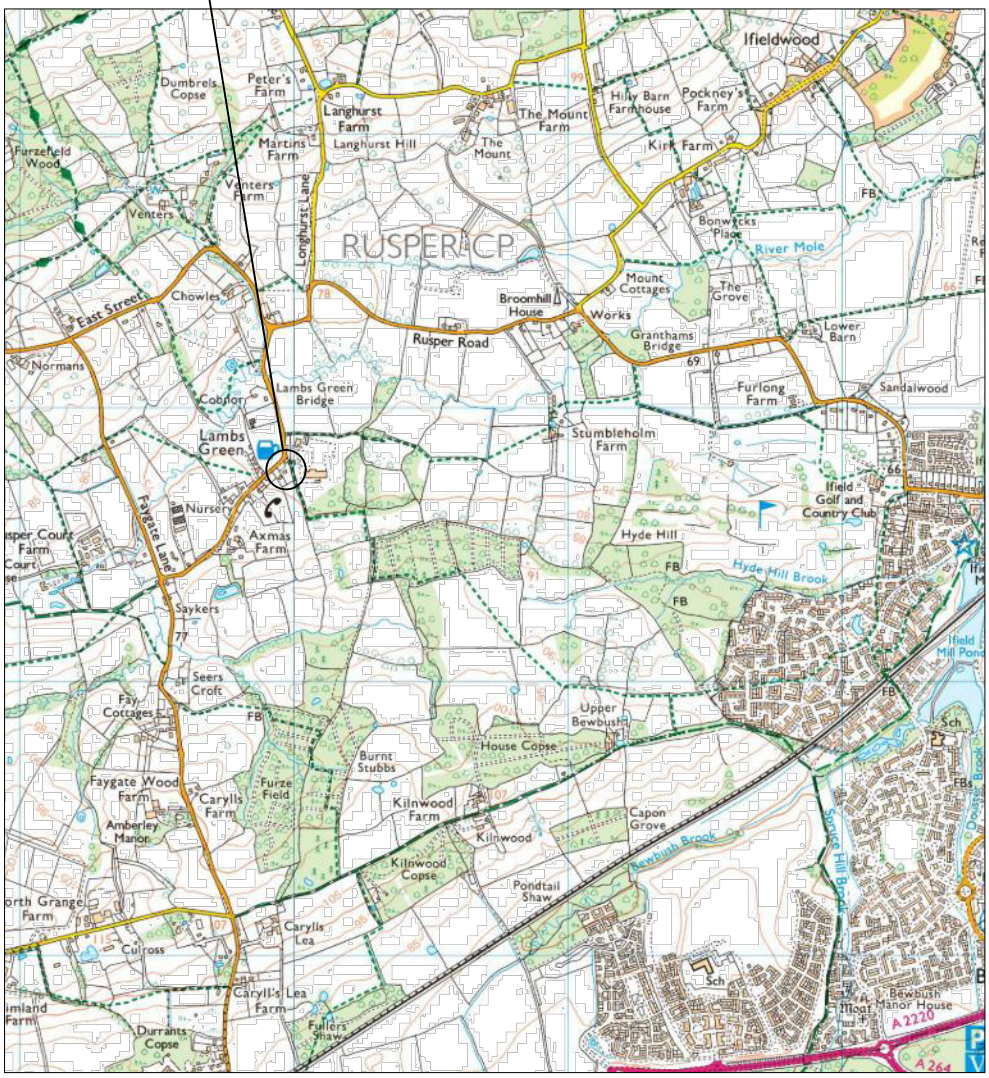
Ground Management Ltd
Civil and Geotechnical Engineering Services

Robin Hill Farm Clay Lane Fishbourne
CHICHESTER West Sussex PO18 8AB
Phone/Fax 01243 575073

PROJECT NO:	G6658
FIGURE REF:	Figure 1
PROJECT:	The Lamb Inn, Lambs Green RH12 4RG
PREPARED:	AJHT
SECTION:	Groundwater Monitoring
CHECKED:	AJHT
TITLE:	Site Location Plan
DATE:	March 2025

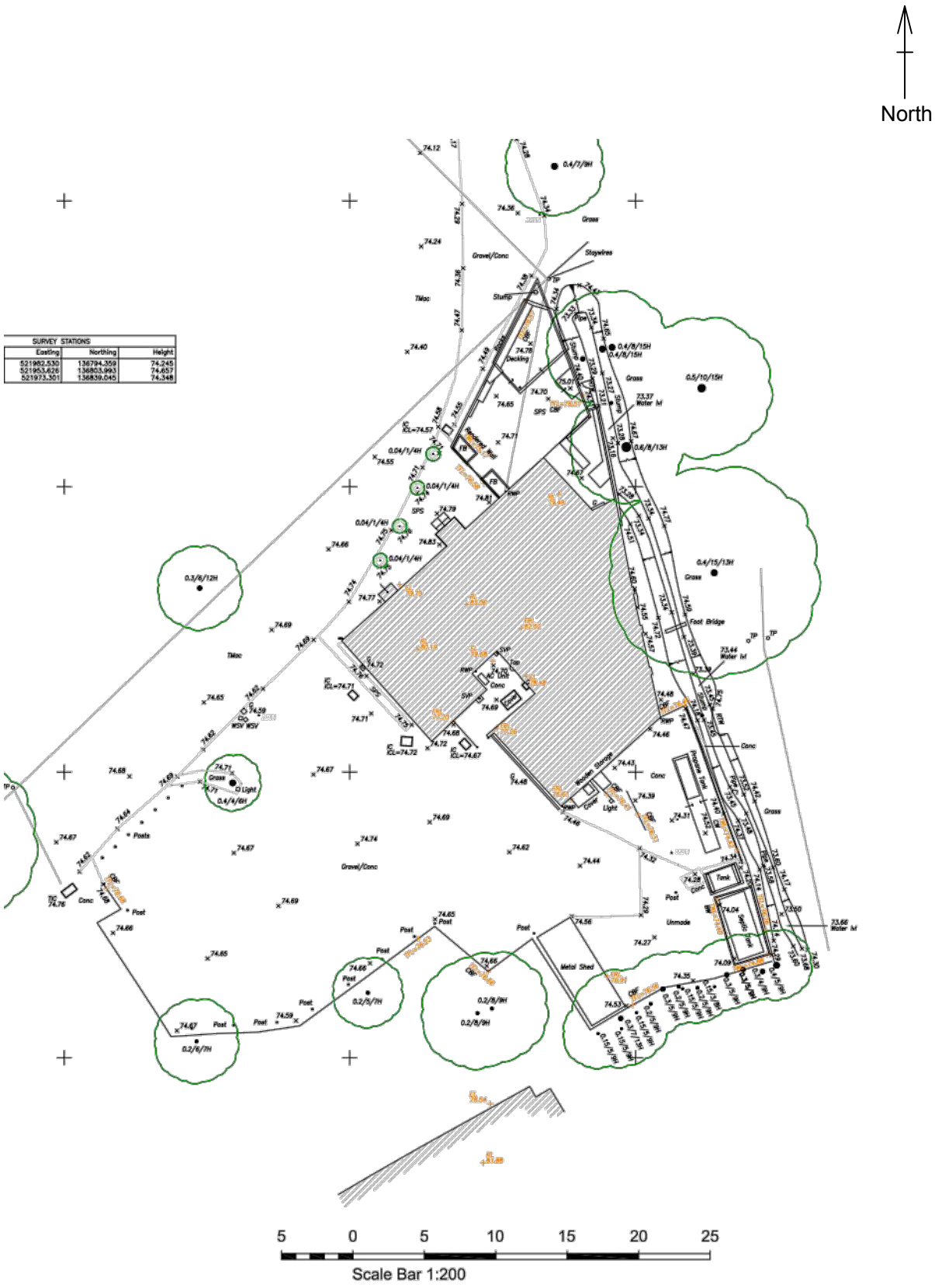
North
(Not to scale)

Site Location



OS mapping - Crown copyright. All rights reserved. Licence No. 10045737.

Ground Management Ltd Civil and Geotechnical Engineering Services	Robin Hill Farm Clay Lane Fishbourne CHICHESTER, West Sussex PO18 8AB Phone/Fax: 01243 575073	PROJECT NO:	G6658
		FIGURE REF:	Figure 2
PROJECT:	The Lamb Inn, Lambs Green RH12 4RG	PREPARED:	AJHT
SECTION:	Groundwater Monitoring	CHECKED:	AJHT
TITLE:	Existing Site Layout	DATE:	March 2025



Based on topographic survey supplied by Folkes Architects dated Feb 2024

Ground Management Ltd
Civil and Geotechnical Engineering Services
Robin Hill Farm Clay Lane Fishbourne
CHICHESTER, West Sussex PO18 8AB
Phone/Fax: 01243 575073

		PROJECT NO:	G6658
		FIGURE REF:	Figure 3
PROJECT:	The Lamb Inn, Lambs Green RH12 4RG	PREPARED:	AJHT
SECTION:	Groundwater Monitoring	CHECKED:	AJHT
TITLE:	Proposed Development	DATE:	March 2025

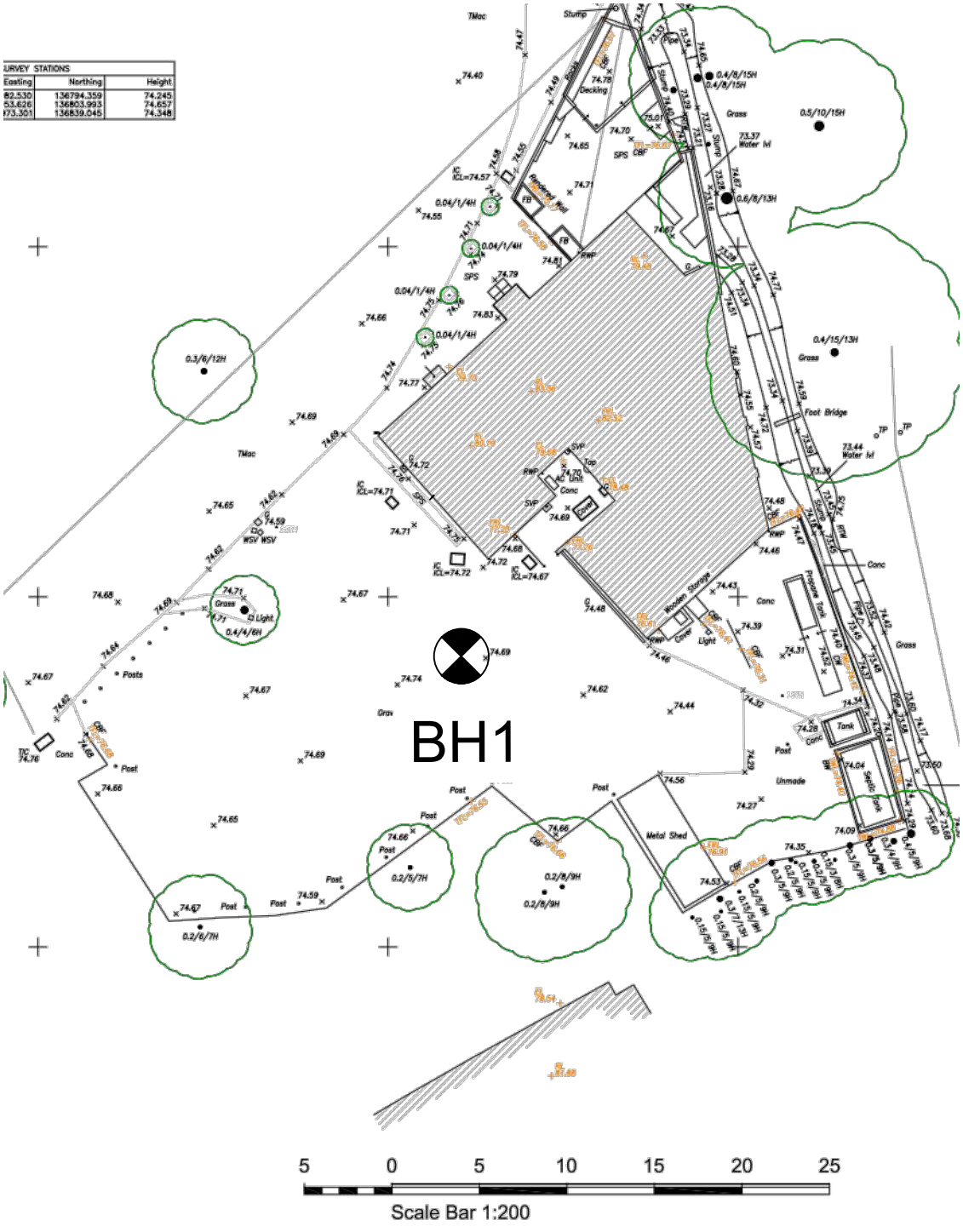


Based on drawing by Folkes Architects dated May 2024

Ground Management Ltd Civil and Geotechnical Engineering Services	Robin Hill Farm Clay Lane Fishbourne CHICHESTER, West Sussex PO18 8AB Phone/Fax: 01243 575073	PROJECT NO:	G6658
		FIGURE REF:	Figure 4
PROJECT:	The Lamb Inn, Lambs Green RH12 4RG	PREPARED:	AJHT
SECTION:	Groundwater Monitoring	CHECKED:	AJHT
TITLE:	Exploratory Hole Location Plan	DATE:	March 2025

HOLE LOCATIONS ARE INDICATIVE ONLY UNLESS DIMENSIONED

North (Approx)



Based on topographic survey supplied by Folkes Architects dated Feb 2024

Ground Management Ltd

Civil and Geotechnical Engineering Services

Robin Hill Farm Clay Lane Fishbourne
CHICHESTER West Sussex PO18 8AB
Phone/Fax: 01243 575073
mail@groundmanagement.com

Site	Number
The Lamb Inn, Lambs Green RH12 4RG	BH1

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Dynamic (windowless) sampling using Archway Dart	90mm to 1.00m 80mm to 2.00m 70mm to 3.00m	74.70	Benedick Bokor-Ingram	G6658
	Location See Location Plan	**Dates** 10/03/2025	**Engineer** BP Civils	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.15)	MADE GROUND of compact well graded coarse medium and fine gravel of flint brick and sandstone with a little sandy clay. Occasional glass.		
				74.55	0.15	MADE GROUND of layered firm brown mottled yellow brown clay over moist dark brown slightly sandy slightly clayey silt with occasional coarse medium and fine flint, sandstone and brick gravel. Occasional root up to 3mm dia.		
			HV at 0.5m : 50, 40, 40 kPa		(0.70)	... wet below 0.7m		
				73.85	0.85	Light grey mottled yellow brown and dark brown wet clayey silty SAND with much coarse medium and fine gravel of moderately weak to moderately strong subangular tabular sandstone		
					(0.65)	... very sandy below 1.2m		
				73.20	1.50	Stiff yellow brown mottled light grey CLAY. Locally occasional light yellow brown fine and medium nodular siltstone gravel		
			HV at 1.7m : 110, 90, 90 kPa					
			HV at 2.3m : 110, 100, 110 kPa		(1.50)			
				71.70	3.00	Complete at 3.00m		

Remarks
Borehole remained stable and open during excavation
Seepage from sand strata. Water level rose to 0.77m below ground level in 30 minutes
25mm dia standpipe installed on completion. 2.5m slotted with geosoc and gravel surround then plain with bentonite pellet seal

Scale (approx)	Logged By
1:20	AT

Figure No. G6658.BH1

Produced by the GEOtechnical DAtabase SYstem (GEODASY) (C) all rights reserved

Project No: G6658

The Lamb Inn Lambs Green RH12 4RG

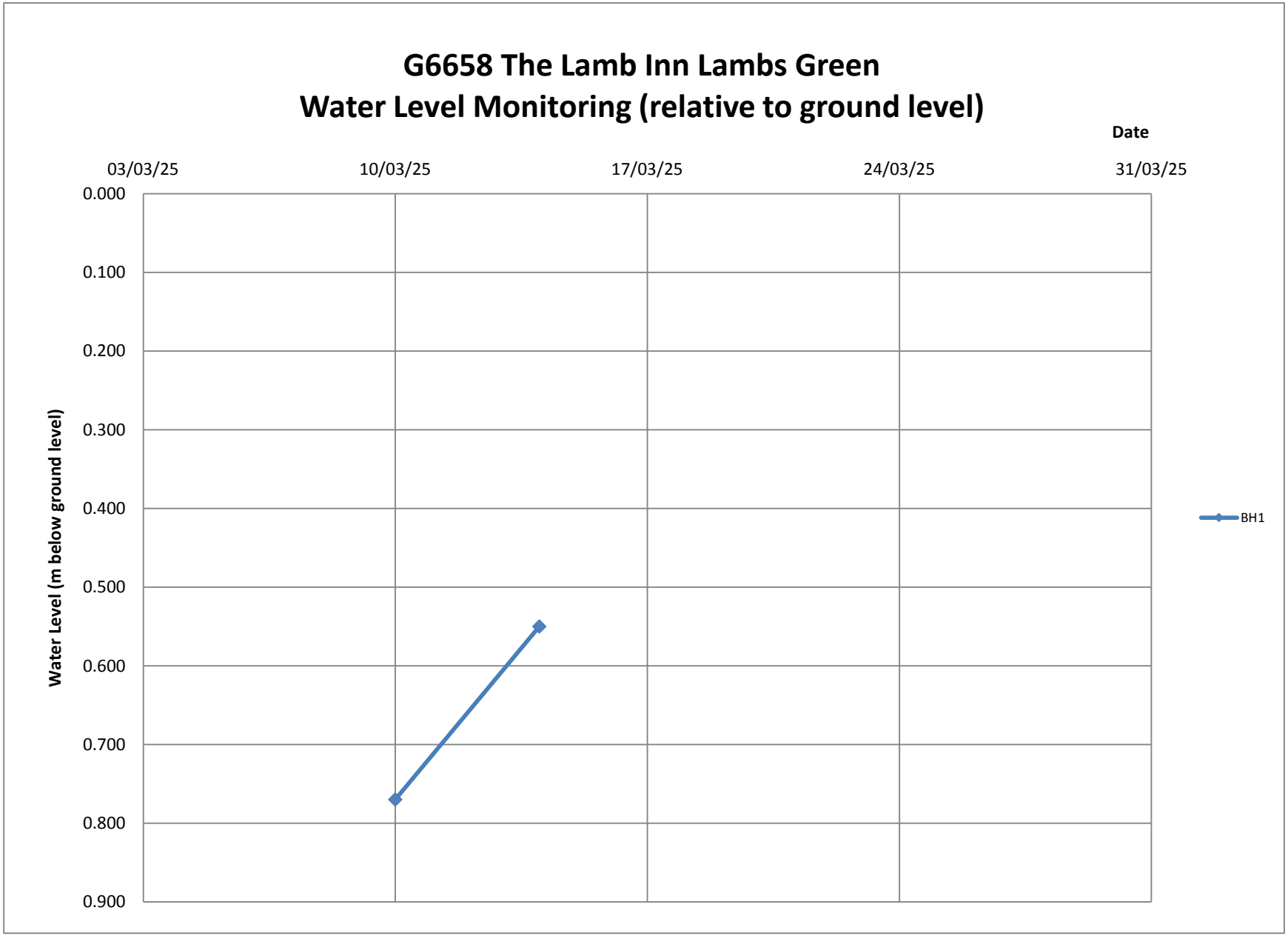
14-Mar-25

	BH1				
Upstand (m)	0.440				
Ground Level (mAOD)	74.700				
Cover level (mAOD)	75.140				
Base dip (m)					

mAOD: metres Above Ordnance Datum

Ground levels estimated by reference to topographic survey by D&H Surveys Ltd dated Feb 2024

	Dip from top of standpipe cover					**Water level below ground level (m)**					**Water level (mAOD)**					
Date	**BH1**					**BH1**					**BH1**					**Weather**
10/03/25	1.21					0.770					73.930					Dry and bright. Reasonably dry previous week
14/03/25	0.99					0.550					74.150					Dry. Some raqin previous 48hr


G6658 The Lamb Inn Lambs Green
Water Level Monitoring (relative to ground level)
Date
03/03/25
10/03/25
17/03/25
24/03/25
31/03/25
Water Level (m below ground level)
0.000
0.100
0.200
0.300
0.400
0.500
0.600
0.700
0.800
0.900
BH1

G6658 The Lamb Inn Lambs Green
Water Level Monitoring (relative to Ordnance Datum)





Photograph 1 : Location of BH1



Photograph 2 : extracted samples BH1

Appendix E Wallingford Greenfield Run-off Calculations

Greenfield runoff rate estimation tool

www.uksuds.com | Greenfield runoff rate estimation tool (https://www.uksuds.com/)

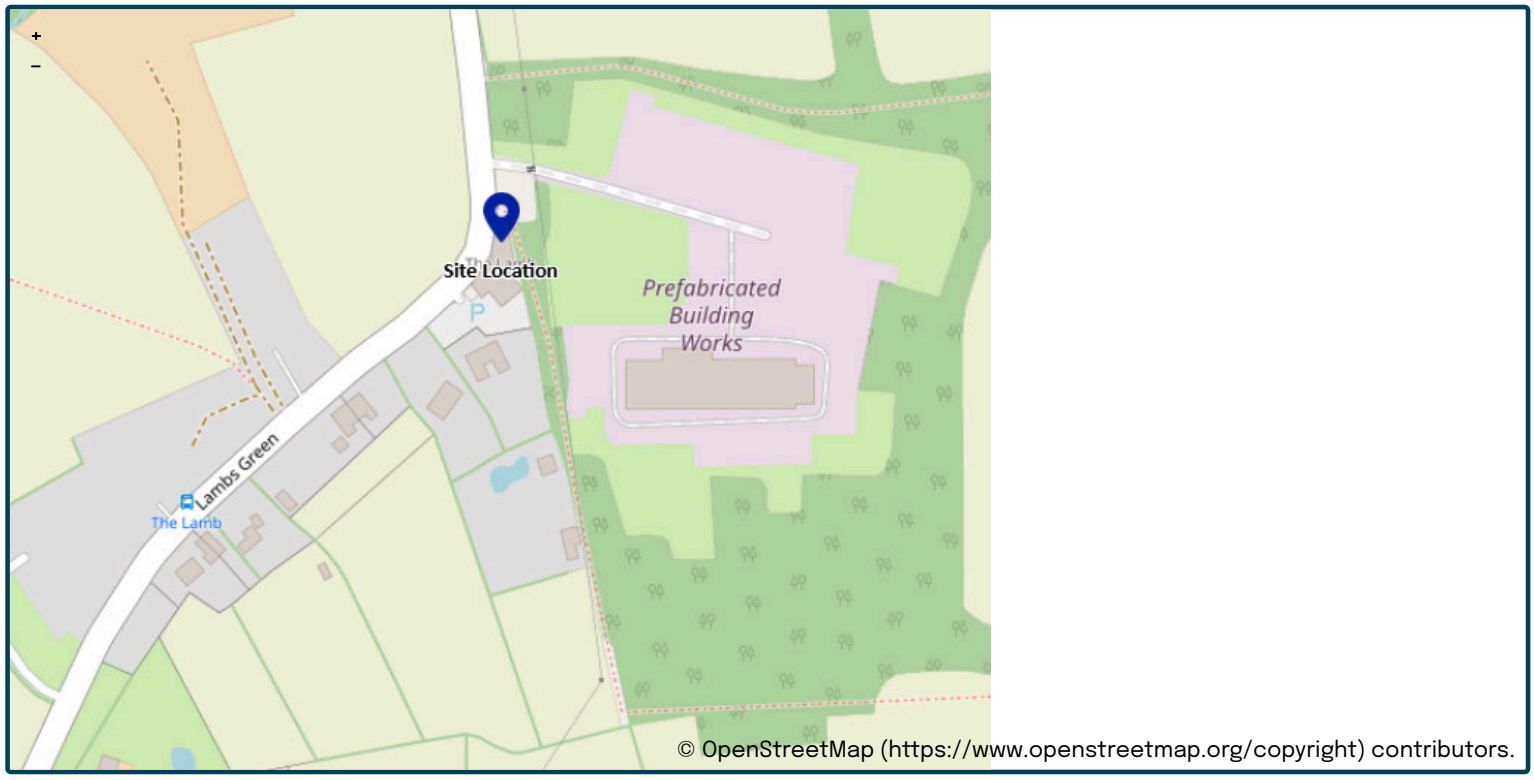
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	21/05/2025
Calculated by	LF
Reference	D2346
Model version	2.0.1

Location

Site name	The Lamb Inn
Site location	Lambs Green



Site easting	521976
Site northing	136816

Site details

Total site area (ha)	.0128 ha

Greenfield runoff

Method

Method	IH124

IH124

	My value		Map value
SAAR (mm)	812 mm		812
How should SPR be derived?	WRAP soil type		
WRAP soil type	4		4
SPR	0.47		
QBar (IH124) (l/s)	0.074 l/s		

Growth curve factors

	My value		Map value
Hydrological region	6		6
1 year growth factor	0.85		
2 year growth factor	0.88		
10 year growth factor	1.62		
30 year growth factor	2.3		
100 year growth factor	3.19		
200 year growth factor	3.74		

Results

Method	IH124
Flow rate 1 year (l/s)	0.062 l/s
Flow rate 2 year (l/s)	0.065 l/s
Flow rate 10 years (l/s)	0.12 l/s
Flow rate 30 years (l/s)	0.17 l/s
Flow rate 100 years (l/s)	0.23 l/s
Flow rate 200 years (l/s)	0.27 l/s

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.0.1) developed by HR Wallingford and available at uksuds.com (https://www.uksuds.com/). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at uksuds.com/terms-conditions (https://www.uksuds.com/terms-conditions). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Appendix F Hydraulic Calculations

Network Details

Manhole Schedule

Manhole	Catchment Area (ha)	Size (mm)	Type	CL (m)	IL (m)	Depth To Soffit (m)	Easting (m)	Northing (m)
RWP1	0.003	180	Type E	74.670	74.270	0.300	521970.890	136819.643
PS1	0.002	180	Type E	74.689	74.189	0.400	521973.901	136822.738
RWP3	0.000	180	Type E	74.603	74.203	0.300	521977.014	136818.402
PS2	0.000	250	250 Inspection	74.580	73.980	0.500	521977.875	136818.405
DO1	0.052	700x300	Type E	74.621	74.119	0.402	521970.015	136791.645
PS4	0.001	450	Type E	74.650	74.050	0.500	521976.335	136788.869
PS3	0.000	1200	Type B	74.550	73.700	0.750	521987.419	136793.466
S1	0.000	---	Type E	74.300	73.680	0.520	521988.945	136793.517

Pipe Schedule

Pipe Number	US Manhole	US IL (m)	DS Manhole	DS IL (m)	Shape	Dimension (mm)	Length (m)	Gradient (1:x)	Roughness (mm)	US Depth To Soffit (m)	DS Depth To Soffit (m)
1.000	RWP1	74.270	PS1	74.189	Circ	100	4.318	54	0.600	0.300	0.400
1.001	PS1	74.189	PS2	73.980	Circ	100	5.879	28	0.600	0.400	0.500
2.000	RWP3	74.203	PS2	73.980	Circ	100	0.860	4	0.600	0.300	0.500
1.002	PS2	73.980	PS3	73.700	Circ	100	26.703	96	0.600	0.500	0.750
3.000	DO1	74.119	PS4	74.050	Circ	100	6.903	100	0.600	0.402	0.500
3.001	PS4	74.050	PS3	73.700	Circ	100	11.999	34	0.600	0.500	0.750
1.003	PS3	73.700	S1	73.680	Circ	100	1.527	76	0.600	0.750	0.520

Permeable Paving Schedule

Permeable Paving	Assigned Manhole	Effective Storage Volume (m3)	CL (m)	IL (m)	Storage Infil Rate (m/hr)	Safety Factor	Easting (m)	Northing (m)
Permeable Paving1	DO1	38.260	74.621	74.141	0.00000000	2.00	521962.500	136795.537

Outfall Details

Outfall Manhole S1 : Surcharged (Constant Level)

Surcharged Constant

Water Elevation (m)	Water Depth (m)
74.300	0.620

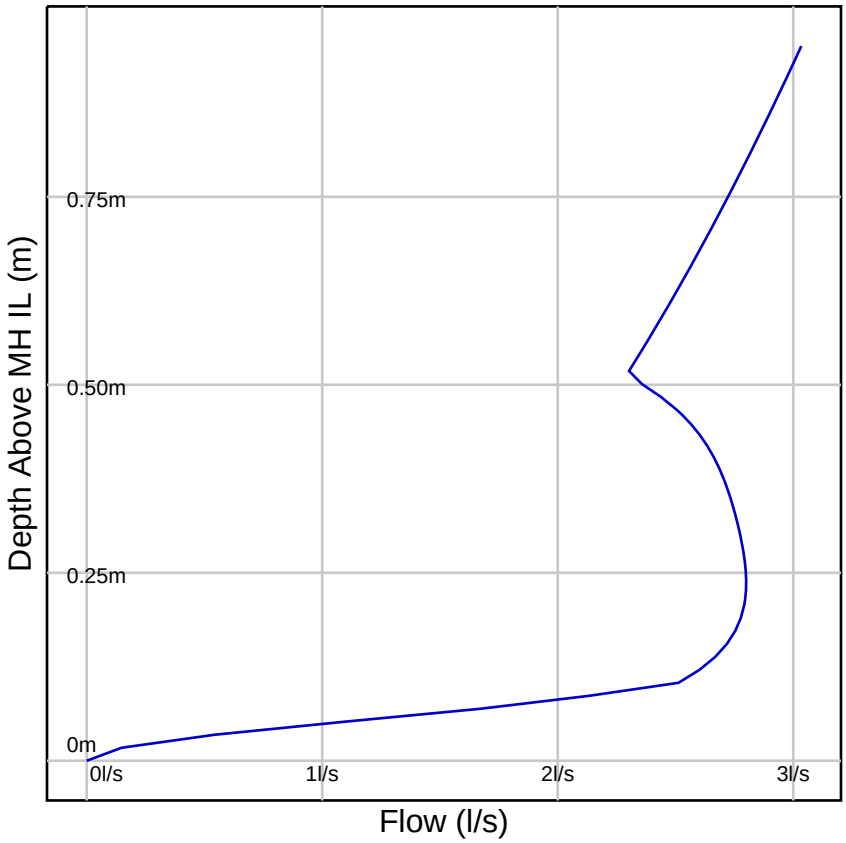
Flow Control Details

Controls within Manhole PS3

Hydro-Brake® Optimum Control

Model Ref	Design Depth (m)	Design Flow (l/s)	Invert Offset (m)	FF Head (m)	FF Flow (l/s)	KF Head (m)	KF Flow (l/s)
SHE-0083-2800-0800-2800	0.800	2.800	0.000	0.236	2.800	0.512	2.290

Hydro-Brake® Optimum Control from PS3 to S1



Simulation Settings

FEH2022 (point): Filename=FEH_Point_Descriptors_516835_136443_v5_0_1.xml

Summer (Cv: 1.00), Winter (Cv: 1.00)

Global Time of Entry: 5.0 mins

Durations (mins): 15, 30, 60, 120, 180, 240, 360, 480, 600, 720, 960, 1440, 2160, 2880, 4320, 5760, 7200, 8640, 10080

Return Periods (yrs) + Climate Change: (2, +0%), (10, +0%), (30, +0%), (100, +40%)

Manhole Flood Risk Freeboard: 0.300m

Simulated Rainfall Events

Storm	Average Intensity (mm/hr)	Runoff Continuity %	Flow Continuity %	Item Volume Continuity Errors
2Yr 15Min Winter	30.544	0.00	5.72	PS3 0.61m3, PS2 0.30m3, PS4 0.18m3, DO1 0.11m3, PS1 0.06m3
2Yr 15Min Summer	30.544	0.00	5.69	PS3 0.61m3, PS2 0.30m3, PS4 0.18m3, DO1 0.11m3, PS1 0.06m3
2Yr 30Min Winter	20.038	0.00	5.11	PS3 0.62m3, PS2 0.32m3, PS4 0.20m3, DO1 0.12m3, PS1 0.07m3
2Yr 30Min Summer	20.038	0.00	5.11	PS3 0.62m3, PS2 0.32m3, PS4 0.20m3, DO1 0.12m3, PS1 0.07m3
2Yr 60Min Winter	12.619	0.00	4.68	
2Yr 60Min Summer	12.619	0.00	4.68	
2Yr 120Min Summer	8.727	0.00	4.33	
2Yr 120Min Winter	8.727	0.00	4.33	
2Yr 180Min Winter	6.923	0.00	4.09	
2Yr 180Min Summer	6.923	0.00	4.09	
2Yr 240Min Winter	5.709	0.00	3.74	
2Yr 240Min Summer	5.709	0.00	3.72	
2Yr 360Min Summer	4.344	0.00	3.16	
2Yr 360Min Winter	4.344	0.00	3.19	
2Yr 480Min Winter	3.562	0.00	2.87	
2Yr 480Min Summer	3.562	0.00	2.85	
2Yr 600Min Winter	3.031	0.00	2.68	
2Yr 600Min Summer	3.031	0.00	2.66	
2Yr 720Min Winter	2.648	0.00	2.56	
2Yr 720Min Summer	2.648	0.00	2.54	
2Yr 960Min Summer	2.146	0.00	2.37	
2Yr 960Min Winter	2.146	0.00	2.37	
2Yr 1440Min Summer	1.602	0.00	2.14	
2Yr 1440Min Winter	1.602	0.00	2.15	
2Yr 2160Min Summer	1.205	0.00	1.92	
2Yr 2160Min Winter	1.205	0.00	1.96	
2Yr 2880Min Winter	0.992	0.00	1.81	
2Yr 2880Min Summer	0.992	0.00	1.79	
2Yr 4320Min Summer	0.768	0.00	1.60	
2Yr 4320Min Winter	0.768	0.00	1.58	
2Yr 5760Min Summer	0.650	0.00	1.49	
2Yr 5760Min Winter	0.650	0.00	1.46	
2Yr 7200Min Winter	0.577	0.00	1.32	
2Yr 7200Min Summer	0.577	0.00	1.32	
2Yr 8640Min Summer	0.527	0.00	1.22	
2Yr 8640Min Winter	0.527	0.00	1.22	
2Yr 10080Min Summer	0.490	0.00	1.13	
2Yr 10080Min Winter	0.490	0.00	1.14	
10Yr 15Min Summer	60.215	0.00	4.45	
10Yr 15Min Winter	60.215	0.00	4.48	
10Yr 30Min Summer	39.508	0.00	4.03	
10Yr 30Min Winter	39.508	0.00	4.02	
10Yr 60Min Summer	25.037	0.00	3.79	
10Yr 60Min Winter	25.037	0.00	3.79	
10Yr 120Min Summer	15.554	0.00	3.45	
10Yr 120Min Winter	15.554	0.00	3.46	
10Yr 180Min Summer	11.687	0.00	2.97	
10Yr 180Min Winter	11.687	0.00	2.99	
10Yr 240Min Summer	9.452	0.00	2.66	
10Yr 240Min Winter	9.452	0.00	2.68	
10Yr 360Min Winter	6.973	0.00	2.31	
10Yr 360Min Summer	6.973	0.00	2.29	
10Yr 480Min Summer	5.606	0.00	2.09	
10Yr 480Min Winter	5.606	0.00	2.10	

Simulated Rainfall Events

Storm	Average Intensity (mm/hr)	Runoff Continuity %	Flow Continuity %	Item Volume Continuity Errors
10Yr 600Min Summer	4.720	0.00	1.96	
10Yr 600Min Winter	4.720	0.00	1.96	
10Yr 720Min Winter	4.094	0.00	1.88	
10Yr 720Min Summer	4.094	0.00	1.87	
10Yr 960Min Summer	3.274	0.00	1.75	
10Yr 960Min Winter	3.274	0.00	1.75	
10Yr 1440Min Summer	2.399	0.00	1.59	
10Yr 1440Min Winter	2.399	0.00	1.59	
10Yr 2160Min Summer	1.769	0.00	1.45	
10Yr 2160Min Winter	1.769	0.00	1.45	
10Yr 2880Min Summer	1.432	0.00	1.36	
10Yr 2880Min Winter	1.432	0.00	1.36	
10Yr 4320Min Summer	1.078	0.00	1.22	
10Yr 4320Min Winter	1.078	0.00	1.21	
10Yr 5760Min Summer	0.893	0.00	1.13	
10Yr 5760Min Winter	0.893	0.00	1.12	
10Yr 7200Min Summer	0.778	0.00	1.04	
10Yr 7200Min Winter	0.778	0.00	1.03	
10Yr 8640Min Winter	0.699	0.00	0.95	
10Yr 8640Min Summer	0.699	0.00	0.96	
10Yr 10080Min Summer	0.642	0.00	0.92	
10Yr 10080Min Winter	0.642	0.00	0.93	
30Yr 15Min Summer	78.659	0.00	4.01	
30Yr 15Min Winter	78.659	0.00	4.04	
30Yr 30Min Summer	52.353	0.00	3.67	
30Yr 30Min Winter	52.353	0.00	3.67	
30Yr 60Min Summer	33.309	0.00	3.49	
30Yr 60Min Winter	33.309	0.00	3.50	
30Yr 120Min Summer	19.995	0.00	2.90	
30Yr 120Min Winter	19.995	0.00	2.91	
30Yr 180Min Summer	14.725	0.00	2.50	
30Yr 180Min Winter	14.725	0.00	2.52	
30Yr 240Min Summer	11.880	0.00	2.24	
30Yr 240Min Winter	11.880	0.00	2.25	
30Yr 360Min Summer	8.697	0.00	1.94	
30Yr 360Min Winter	8.697	0.00	1.95	
30Yr 480Min Summer	6.955	0.00	1.77	
30Yr 480Min Winter	6.955	0.00	1.78	
30Yr 600Min Summer	5.844	0.00	1.66	
30Yr 600Min Winter	5.844	0.00	1.67	
30Yr 720Min Summer	5.067	0.00	1.59	
30Yr 720Min Winter	5.067	0.00	1.59	
30Yr 960Min Summer	4.049	0.00	1.48	
30Yr 960Min Winter	4.049	0.00	1.48	
30Yr 1440Min Summer	2.963	0.00	1.35	
30Yr 1440Min Winter	2.963	0.00	1.35	
30Yr 2160Min Summer	2.179	0.00	1.23	
30Yr 2160Min Winter	2.179	0.00	1.24	
30Yr 2880Min Summer	1.754	0.00	1.16	
30Yr 2880Min Winter	1.754	0.00	1.15	
30Yr 4320Min Summer	1.305	0.00	1.04	
30Yr 4320Min Winter	1.305	0.00	1.04	
30Yr 5760Min Summer	1.068	0.00	0.98	
30Yr 5760Min Winter	1.068	0.00	0.97	
30Yr 7200Min Summer	0.920	0.00	0.90	
30Yr 7200Min Winter	0.920	0.00	0.90	
30Yr 8640Min Summer	0.819	0.00	0.85	
30Yr 8640Min Winter	0.819	0.00	0.84	
30Yr 10080Min Summer	0.745	0.00	0.81	
30Yr 10080Min Winter	0.745	0.00	0.81	
100Yr+40% 15Min Summer	139.024	0.00	3.39	
100Yr+40% 15Min Winter	139.024	0.00	3.40	
100Yr+40% 30Min Summer	93.463	0.00	2.98	
100Yr+40% 30Min Winter	93.463	0.00	2.97	
100Yr+40% 60Min Summer	59.891	0.00	2.53	
100Yr+40% 60Min Winter	59.891	0.00	2.53	
100Yr+40% 120Min Summer	35.245	0.00	1.95	
100Yr+40% 120Min Winter	35.245	0.00	1.96	

Simulated Rainfall Events

Storm	Average Intensity (mm/hr)	Runoff Continuity %	Flow Continuity %	Item Volume Continuity Errors
100Yr+40% 180Min Summer	25.664	0.00	1.64	
100Yr+40% 180Min Winter	25.664	0.00	1.65	
100Yr+40% 240Min Summer	20.696	0.00	1.44	
100Yr+40% 240Min Winter	20.696	0.00	1.45	
100Yr+40% 360Min Summer	15.128	0.00	1.24	
100Yr+40% 360Min Winter	15.128	0.00	1.24	
100Yr+40% 480Min Summer	12.105	0.00	1.13	
100Yr+40% 480Min Winter	12.105	0.00	1.13	
100Yr+40% 600Min Summer	10.206	0.00	1.04	
100Yr+40% 600Min Winter	10.206	0.00	1.05	
100Yr+40% 720Min Summer	8.885	0.00	0.99	
100Yr+40% 720Min Winter	8.885	0.00	0.99	
100Yr+40% 960Min Summer	7.149	0.00	0.91	
100Yr+40% 960Min Winter	7.149	0.00	0.92	
100Yr+40% 1440Min Summer	5.285	0.00	0.83	
100Yr+40% 1440Min Winter	5.285	0.00	0.82	
100Yr+40% 2160Min Summer	3.899	0.00	0.75	
100Yr+40% 2160Min Winter	3.899	0.00	0.74	
100Yr+40% 2880Min Summer	3.126	0.00	0.70	
100Yr+40% 2880Min Winter	3.126	0.00	0.70	
100Yr+40% 4320Min Summer	2.297	0.00	0.63	
100Yr+40% 4320Min Winter	2.297	0.00	0.64	
100Yr+40% 5760Min Summer	1.854	0.00	0.59	
100Yr+40% 5760Min Winter	1.854	0.00	0.59	
100Yr+40% 7200Min Summer	1.577	0.00	0.56	
100Yr+40% 7200Min Winter	1.577	0.00	0.55	
100Yr+40% 8640Min Summer	1.387	0.00	0.53	
100Yr+40% 8640Min Winter	1.387	0.00	0.53	
100Yr+40% 10080Min Winter	1.247	0.00	0.52	
100Yr+40% 10080Min Summer	1.247	0.00	0.50	

Simulation Results

Return Period (yrs) + Climate Change (%):

2yr+0%

Manholes

Manhole	Critical Storm	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Flood (m3)	Status
RWP1	720 min Summer	418	74.345	0.075	0.045		OK
PS1	720 min Summer	418	74.345	0.155	0.069		Surcharged
RWP3	720 min Summer	418	74.345	0.142	0.018		Flood Risk
PS2	720 min Summer	418	74.345	0.365	0.079		Flood Risk
DO1	720 min Summer	420	74.348	0.229	0.768		Flood Risk
PS4	720 min Summer	420	74.347	0.297	0.784		Surcharged
PS3	720 min Summer	418	74.345	0.645	0.852		Flood Risk
S1	15 min Winter	0	74.300	0.620	2.364		Outfall

Conduits

Pipe No.	Critical Storm	Peak (mins)	US Manhole	DS Manhole	Flow Depth (m)	Max Velocity (m/s)	Max Flow (l/s)	Flow / Capacity	Status
1.000	720 min Summer	418	RWP1	PS1	0.088	0.018	0.080	0.010	OK
1.001	180 min Summer	114	PS1	PS2	0.100	0.045	0.317	0.028	Surcharged
2.000	10080 min Winter	15143	RWP3	PS2	0.100	0.039	0.307	0.010	Surcharged
1.002	30 min Summer	17	PS2	PS3	0.100	0.083	0.652	0.106	Surcharged
3.000	720 min Summer	423	DO1	PS4	0.100	0.098	0.769	0.128	Surcharged
3.001	720 min Summer	422	PS4	PS3	0.100	0.100	0.784	0.076	Surcharged
1.003	720 min Summer	418	PS3	S1	0.100	0.109	0.852	0.123	Surcharged

Permeable Paving Storage

Permeable Paving	Critical Storm	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Flood (m3)	Surface Runoff (m3)	Status
Permeable Paving1	720 min Summer	420	74.349	0.208	0.753			OK

Return Period (yrs) + Climate Change (%):

10yr+0%

Manholes

Manhole	Critical Storm	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Flood (m3)	Status
RWP1	600 min Summer	350	74.364	0.094	0.079		OK
PS1	600 min Summer	350	74.364	0.174	0.121		Surcharged
RWP3	600 min Summer	350	74.364	0.161	0.008		Flood Risk
PS2	600 min Summer	350	74.364	0.384	0.142		Flood Risk
DO1	600 min Summer	353	74.373	0.254	1.311		Flood Risk
PS4	600 min Summer	351	74.370	0.320	1.336		Flood Risk
PS3	600 min Summer	351	74.364	0.664	1.455		Flood Risk
S1	15 min Summer	0	74.300	0.620	2.364		Outfall

Conduits

Pipe No.	Critical Storm	Peak (mins)	US Manhole	DS Manhole	Flow Depth (m)	Max Velocity (m/s)	Max Flow (l/s)	Flow / Capacity	Status
1.000	600 min Summer	350	RWP1	PS1	0.097	0.136	0.145	0.018	OK
1.001	180 min Summer	94	PS1	PS2	0.100	0.069	0.536	0.047	Surcharged
2.000	4320 min Summer	8615	RWP3	PS2	0.100	0.041	0.321	0.010	Surcharged
1.002	30 min Summer	17	PS2	PS3	0.100	0.160	1.254	0.203	Surcharged
3.000	600 min Summer	357	DO1	PS4	0.100	0.167	1.312	0.218	Surcharged
3.001	600 min Summer	356	PS4	PS3	0.100	0.170	1.339	0.129	Surcharged
1.003	600 min Summer	351	PS3	S1	0.100	0.185	1.455	0.210	Surcharged

Permeable Paving Storage

Permeable Paving	Critical Storm	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Flood (m3)	Surface Runoff (m3)	Status
Permeable Paving1	600 min Summer	353	74.377	0.235	1.287			OK

Return Period (yrs) + Climate Change (%):

30yr+0%

Manholes

Manhole	Critical Storm	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Flood (m3)	Status
RWP1	480 min Summer	287	74.377	0.107	0.100		Flood Risk
PS1	480 min Summer	287	74.377	0.187	0.154		Surcharged
RWP3	480 min Summer	288	74.377	0.174	0.006		Flood Risk
PS2	480 min Summer	287	74.377	0.397	0.178		Flood Risk
DO1	480 min Summer	290	74.391	0.272	1.648		Flood Risk
PS4	480 min Summer	289	74.386	0.336	1.681		Flood Risk
PS3	480 min Summer	288	74.377	0.677	1.830		Flood Risk
S1	15 min Summer	0	74.300	0.620	2.364		Outfall

Conduits

Pipe No.	Critical Storm	Peak (mins)	US Manhole	DS Manhole	Flow Depth (m)	Max Velocity (m/s)	Max Flow (l/s)	Flow / Capacity	Status
1.000	480 min Summer	258	RWP1	PS1	0.100	0.218	0.212	0.026	Surcharged
1.001	60 min Winter	45	PS1	PS2	0.100	0.486	1.027	0.089	Surcharged
2.000	8640 min Winter	9800	RWP3	PS2	0.100	0.040	0.313	0.010	Surcharged
1.002	30 min Summer	18	PS2	PS3	0.100	0.207	1.625	0.263	Surcharged
3.000	480 min Summer	296	DO1	PS4	0.100	0.210	1.653	0.275	Surcharged
3.001	480 min Summer	294	PS4	PS3	0.100	0.214	1.685	0.162	Surcharged
1.003	480 min Summer	288	PS3	S1	0.100	0.233	1.831	0.265	Surcharged

Permeable Paving Storage

Permeable Paving	Critical Storm	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Flood (m3)	Surface Runoff (m3)	Status
Permeable Paving1	480 min Summer	290	74.397	0.256	1.633			OK

Return Period (yrs) + Climate Change (%):

100yr+40%

Manholes

Manhole	Critical Storm	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Flood (m3)	Status
RWP1	360 min Summer	231	74.488	0.218	0.136		Flood Risk
PS1	360 min Summer	231	74.488	0.298	0.206		Flood Risk
RWP3	360 min Summer	231	74.488	0.285	0.011		Flood Risk
PS2	360 min Summer	231	74.488	0.508	0.223		Flood Risk
DO1	360 min Summer	228	74.523	0.404	2.702		Flood Risk
PS4	360 min Summer	229	74.509	0.459	2.684		Flood Risk
PS3	360 min Summer	231	74.487	0.787	2.770		Flood Risk
S1	15 min Summer	0	74.300	0.620	2.364		Outfall

Conduits

Pipe No.	Critical Storm	Peak (mins)	US Manhole	DS Manhole	Flow Depth (m)	Max Velocity (m/s)	Max Flow (l/s)	Flow / Capacity	Status
1.000	60 min Winter	45	RWP1	PS1	0.100	0.431	1.245	0.151	Surcharged
1.001	30 min Summer	16	PS1	PS2	0.100	0.676	2.897	0.252	Surcharged
2.000	7200 min Summer	10620	RWP3	PS2	0.100	0.041	0.325	0.010	Surcharged
1.002	30 min Summer	18	PS2	PS3	0.100	0.330	2.590	0.420	Surcharged
3.000	360 min Summer	222	DO1	PS4	0.100	0.403	3.164	0.526	Surcharged
3.001	360 min Summer	222	PS4	PS3	0.100	0.401	3.146	0.303	Surcharged
1.003	360 min Summer	231	PS3	S1	0.100	0.352	2.768	0.400	Surcharged

Permeable Paving Storage

Permeable Paving	Critical Storm	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Flood (m3)	Surface Runoff (m3)	Status
Permeable Paving1	360 min Summer	227	74.539	0.398	2.732			Surcharged

Appendix G

The Planning Inspectorate

Appeal Decision

Site visit made on 24 April 2023

by Robert Parker BSc (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21st August 2023

Appeal Ref: APP/Z3825/W/22/3303603
Marlpost Meadows, Bonfire Hill, Southwater, West Sussex RH13 9BU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs M Ellis against the decision of Horsham District Council.
- The application Ref DC/22/0495, dated 8 March 2022, was refused by notice dated 3 May 2022.
- The development proposed is construction of chalet style detached dwelling.

Decision

1. The appeal is allowed and planning permission is granted for erection of a chalet style detached dwelling at Marlpost Meadows, Bonfire Hill, Southwater, West Sussex RH13 9BU in accordance with the terms of the application, Ref DC/22/0495, dated 8 March 2022, subject to the conditions set out in the attached schedule.

Main Issues

2. The main issues are:

   a) whether the site represents a suitable location for housing, having regard to its accessibility to services and facilities;

   b) the effect of the proposal on the integrity of the Arun Valley Special Protection Area, Special Area of Conservation and Ramsar site, with particular regard to water neutrality; and

   c) whether any harm in respect of the above issues would significantly and demonstrably outweigh the benefits of the scheme.

Reasons

Suitability of location for housing

3. The appeal site comprises part of the garden to Marlpost Meadows. This property forms part of a small cluster of dwellings near the junction of Marlpost Road and Bonfire Hill, in rural surrounds to the west of Southwater. In policy terms, the site lies in the countryside, outside of any designated built-up area boundary. Policy 26 of the Horsham District Planning Framework (2015) (HDPF) seeks to protect the countryside against inappropriate development by ensuring that any proposals are essential to their countryside location. The appeal scheme is not being advanced as a rural worker dwelling and there is no other evidence to suggest that a new home is essential in this location. As such, there is a clear conflict with HDPF Policy 26.

4. Policy 4 of the HDPF has been cited on the decision notice. This policy supports settlement expansion outside of built-up area boundaries, provided that the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge. The appeal site does not meet either of these criteria and therefore the proposal cannot rely upon Policy 4 for support.

5. The appellant contends that the site is sustainably located due to its proximity to Southwater which is identified within Policy 3 of the HDPF as a Small Town/ Larger Village. Settlements at this tier on the hierarchy are acknowledged to have a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. The sustainability credentials of Southwater are confirmed by the fact that Policy 2 of the HDPF allocates a strategic site for 600 dwellings on its western edge. This development, which was partially built at the time of my visit, lies approximately 850m from the appeal site at its closest point.

6. The site lies roughly 1.5km from the village centre of Southwater. This area, centred around Lintot Square, contains a wide range of services and facilities which include shops, a public house, library and health centre. The trip takes less than 3 minutes by car and slightly longer by bicycle. Although it would be possible for residents of the proposed dwelling to make the journey on foot, the lack of pavements and street lighting along Bonfire Hill and Church Lane would function as a deterrent, notwithstanding the option to use the Downs Link and other public rights of way as an alternative.

7. There can be no doubting that the proposal would lead to some additional vehicle journeys. However, the harm in this regard would be tempered by the short distance to the village centre. There would be options to use more sustainable transport modes. The poor provision for pedestrians weighs against the proposal, but walking remains a realistic possibility in daylight and good weather. Overall, I consider that occupants of the proposed dwelling would have reasonably good access to services and facilities in a higher order settlement.

Water neutrality (incorporating Appropriate Assessment)

8. The appeal site falls within the Sussex North Water Supply Zone. Natural England has raised concerns over the impact of groundwater abstraction on a number of designated sites which include the Amberley Wild Brooks Site of Special Scientific Interest (SSSI) and Pulborough Brooks SSSI. These form part of the Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. These 'European sites' are legally protected for their wintering birds, wetland habitats, a rare snail species, invertebrates and several rare and uncommon aquatic and wetland plants.

9. Natural England is undertaking work to establish the condition of the SSSIs that make up the European sites. However, based on water levels, the present indication is that the sites' condition is Unfavourable. Some areas have been shown to be linked hydrologically to a layer of rocks from which water is currently being abstracted, and in other locations the hydrological link cannot be ruled out. Consequently, it is impossible to eliminate the possibility that the existing public water supply abstraction within the Supply Zone is having an adverse effect on biodiversity. Any further development which requires an increase in water abstraction would be likely to have an adverse impact on the European sites. This includes modest developments such as that proposed, due to their in-combination effects with other plans and projects.

10. Natural England is working in partnership with relevant authorities to develop a strategic long-term approach, but in the interim its advice is that schemes may only proceed where it can be demonstrated that they would be water neutral – in other words the proposed development should not result in a net increase in water consumption from the public supply.

11. The proposal would lead to an increase in water usage from the occupation of the new dwelling. The appellant has provided a Water Neutrality Report which sets out how 'reduce and re-use' measures would be incorporated to minimise water usage by future occupiers of the new dwelling. The remaining water demand would be offset by retrofitting the existing dwelling with the same features, including rainwater and greywater harvesting.

12. Natural England is content that, subject to agreement on drought storage capacity, the proposed water neutrality mitigation measures are sufficient to avoid an adverse impact to the integrity of the European Sites. The principles of mitigation are clear from the submitted report, but a detailed scheme would need to be secured by condition. This would be a pre-commencement condition to ensure that the existing dwelling is upgraded prior to any works commencing on the development. Subject to this, the scheme would meet the requirements of the Conservation of Habitats and Species Regulations 2017, Policy 31 of the HDPF and paragraph 180 of the National Planning Policy Framework (the Framework) to protect the biodiversity of European sites.

Other Matters

13. There is no dispute that the scheme would be acceptable in terms of its impact on the character and appearance of the area. The site is well contained by mature hedging along the boundaries, and this would ensure that the new dwelling is not a prominent feature of the street scene. In all probability, only the roof would be visible, and this would be viewed as part of the small cluster of houses which characterises this location.

Planning Balance

14. The Council concedes that it is unable to demonstrate a five-year supply of deliverable housing sites. The Annual Monitoring Report for 2021/22 indicates a supply of 4.0 years, which represents a significant shortfall. Paragraph 11 d) of the Framework states that in circumstances such as this, where the requisite housing land supply does not exist, the policies which are most important for determining the application should be deemed out-of-date. Permission should therefore be granted unless i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

15. The development would fall within the zone of influence of European sites, but the mitigation measures identified with the Water Neutrality Report would ensure that it does not harm the qualifying features of those sites. As such, the scheme falls to be considered against the second limb of Paragraph 11 d).

16. I have attached limited weight to the conflict with HDPF Policy 26 in respect of development outside of built-up area boundaries. The housing shortfall dictates that those boundaries are out of date. I consider that some weight can still be

given to the strategy set out within HDPF Policy 2, in terms of the general locations of new development, but the fact that a site may lie outside of the built-up area boundary does not, in and of itself, constitute a reason to refuse planning permission.

17. The proposal would increase the supply of housing in the District and help to address the identified shortfall in new homes. The benefits of a single dwelling are very modest, but cumulatively windfall sites have a significant influence on supply. The Framework explains that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. The land forms part of the curtilage of an existing dwelling in the countryside and it would qualify as previously developed land under the definition set out in Annex 2 of the Framework. The site has reasonably good accessibility to services and facilities within Southwater, despite its location outside of the built-up area.

18. In the overall planning balance, I conclude that there are no adverse impacts that would significantly and demonstrably outweigh the benefits. The proposal would therefore constitute a sustainable form of development in terms of the Framework, and this would be a material consideration sufficient to outweigh the conflict with the development plan arising from the location of the development outside of settlement boundaries.

Conditions

19. In addition to the standard commencement condition, I have attached a condition specifying the approved plans in the interests of certainty. To prevent harm to the integrity of European sites, a pre-commencement condition is necessary to secure details of the measures for reducing water demand, and to ensure that these measures are implemented and retained in perpetuity.

20. Policies 37 and 40 of the HDPF seek, amongst other things, to cut carbon emissions through the use of sustainable forms of transport and the provision of high-speed broadband access. Conditions are therefore necessary to secure an electric vehicle charging point and high-speed broadband infrastructure prior to first occupation of the new dwelling.

21. The Council has requested a condition to remove permitted development rights for the enlargement, improvement or alteration of the dwelling, additions to the roof and the provision of buildings etc incidental to the enjoyment of a dwellinghouse. However, advice with the Planning Practice Guidance states that conditions of this nature may not pass the test of reasonableness or necessity. In my view, the suggested condition cannot be justified.

Conclusion

22. For the reasons given above I conclude that the appeal should be allowed.

Robert Parker

INSPECTOR

SCHEDULE OF CONDITIONS

1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Drawing No. 6901 Rev A and Drawing No. 6905 Rev B.

3) No development shall commence on site until a detailed scheme for minimising water demand by occupants of the proposed dwelling and the existing dwelling known as Marlpost Meadows has been submitted to and approved in writing by the local planning authority. The scheme shall accord with the principles set out in the Water Neutrality Report (CGS Civils) dated 9 March 2022.

   No development shall commence on site until the measures for Marlpost Meadows have been completed in accordance with the approved details and a completion report which evidences the works undertaken (with photographs) submitted to the local planning authority.

   The dwelling hereby approved shall not be occupied until the measures for that property have been completed in accordance with the approved details and a completion report which evidences the works undertaken (with photographs) submitted to the local planning authority.

   All measures shall be retained and maintained in full working order whilst each of the dwellings is occupied.

4) The dwelling hereby permitted shall not be occupied until provision has been made within the site for an electric vehicle charging point, in accordance with details that have been first submitted to and approved in writing by the local planning authority. The charging point shall be retained in working condition thereafter for the life of the development.

5) The dwelling hereby permitted shall not be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection have been installed. The infrastructure shall be retained in working condition thereafter for the life of the development.

*** END OF CONDITIONS ***

Appendix H

Planning Inspectorate

Appeal Decision

Site visit made on 23 September 2025

by Paul Griffiths BSc(Hons) BArch IHBC

an Inspector appointed by the Secretary of State

Decision date: 24 November 2025

Appeal Ref: APP/Z3825/W/25/3367225
Greenfield Farm, Valewood Lane, Barns Green, West Sussex RH13 0QJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mrs A Ray against the decision of Horsham District Council.
- The application reference is DC/25/0055.
- The development proposed is the use of land for the stationing of 5 static caravans for residential purposes; 3 associated day rooms; and associated landscape works.

Decision

1. The appeal is allowed, and planning permission is granted for the use of land for the stationing of 5 static caravans for residential purposes; 3 associated day rooms; and associated landscape works at Greenfield Farm, Valewood Lane, Barns Green, West Sussex RH13 0QJ in accordance with the terms of the application, reference: DC/25/0055, dated 12 January 2025, and subject to the conditions set out in Annex 1 to this decision.

Main Issues

2. The Council refused planning permission for two reasons. The first related to the (cumulative) impact of the proposal on the receiving landscape while the second referred to the lack of information necessary to satisfy the Council that there would be no unacceptable impact on the ecological and/or biodiversity interests of the site. With that in mind it seems to me that there are two main issues to be considered namely the effect of the proposal on (1) the character and appearance of the area; and (2) the ecology and biodiversity interests of the site.

Reasons

3. Before moving on to those main issues, there are a number of matters to be addressed by way of background. The first of these is the development plan. This includes the Horsham District Planning Framework (HDPF) that dates from 2015. HDPF Policy 22 refers to Gypsy and Traveller sites. Part 1 safeguards existing, authorised, sites for Gypsies, Travellers, and Travelling Showpeople from development that would preclude continued occupation by such people, unless the site is no longer required to meet the identified need. Part 2 says that the provision of sites to meet the objectively assessed needs beyond 2017 will be identified in a Site Allocations DPD. It seems that this DPD has not materialised, but in any event, Part 2 of the policy allows for the provision of further accommodation on windfall sites, and/or as extensions to existing sites, amongst others.

4. HDPF Policy 23 provides a criteria-based approach to windfalls and/or extensions to existing sites. Criterion e requires the development to have no unacceptable

impact on the character and appearance of the landscape and the amenity of neighbouring properties and to be sensitively designed to mitigate any impact on its surroundings. The approach of criterion e follows on from the more general manner in which HDPF Policy 25 deals with the natural environment and landscape character, Policy 32 addresses the quality of new development, and Policy 33 sets out development principles.

5. HDPF Policy 31 deals with Green Infrastructure and Biodiversity and is supportive of development that maintains or enhances the existing network of green infrastructure. Development that does not is resisted unless it can be demonstrated that any loss can be mitigated or compensated for. The policy also refers to the hierarchy of sites and habitats in the district notably (i) SPAs and SACs, (ii) SSSIs and NNRs, and (iii) SNCIs and LNRs alongside ancient woodland, local geodiversity or other irreplaceable habitats not already covered by (i) and (ii). Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development is to be refused unless it can be demonstrated that first, the reason for the development clearly outweighs the need to protect the value of the site; and second, that appropriate mitigation and compensatory measures are provided. Moreover, specific reference is made to the Arun Valley SPA and the Mens SAC and the need for HRA and Appropriate Assessment. I deal with these requirements further below.

6. Alongside that, the Council has accepted that as things stand, the needs of Gypsies and Travellers in Horsham are nowhere near being met. There is no purpose served by delving into the background, and the various versions of the GTAA, that fed into the Local Plan Review work, because paragraph 28 of the Planning Policy for Traveller Sites (PPTS) says that if a local planning authority demonstrate an up-to date 5 year supply of deliverable sites, then the provisions of paragraph 11(d) of the National Planning Policy Framework (the Framework) are brought into play.

7. It is against that background that the main issues identified need to be analysed.

Character and Appearance

8. The appeal site is a field with an existing access off West Chillington Lane. Set beyond what appears to be a stable, the site would broadly speaking be a northern extension of an existing Gypsy and Traveller site made up of 14 pitches, with 9 of those pitches facing south and 5 facing west, granted planning permission between 2010 and 2016. This site is known as Greenfield Farm.

9. In the first instance, the Council recognises that, as set out in the PPTS, there is nothing unusual or necessarily incongruous about sites for Gypsies and Travellers being located in the countryside. In that context, it seems to me that the proposal would appear as a logical extension of the existing site, with the pitches set out in a rational arrangement, utilising an existing access from the highway.

10. The Council maintains that considered in isolation, the appeal proposal would cause no harm to the surrounding area. Given that it would extend an existing Gypsy and Traveller site into an area that currently appears as part of the hinterland to that site, I agree with that. The issue for the Council relates to the cumulative impact of the proposal considered alongside the Gypsy and Traveller site at Kingfishers Farm (authorised for 11 pitches but currently home to more than

that it seems), to the north-east, and Greenacres Farm, to the immediate north of the appeal site, where there is a number of unauthorised pitches.

11. There is a difference between the parties on the question of cumulative impact in that the Council considers that both the authorised and unauthorised development of pitches for Gypsies and Travellers in the area should be taken into account in any assessment, while the appellant makes the point that only those developments authorised through a grant of planning permission, ought to be brought into the assessment. Although cumulative landscape effects are relevant considerations in certain instances, in this case I take the view that the Council is wrong to take the overly simplistic view it has. This is for the simple reason that it is of course open to the Council to take enforcement action to secure the removal of those pitches that are unauthorised and considered unacceptable in character and appearance (or indeed any other) terms.

12. Taking account of that, it seems to me that the proposal would be sufficiently separated in terms of distance from the development at Kingfishers Farm such as to prevent any significant cumulative impact. What is more, the pitches at Kingfishers Farm are screened from the west, and the appeal site, by what appears to be a substantial earth bund. As such, I detect no unacceptable cumulative impact on the character and appearance of the area as a result of the proposal before me. There is, moreover, nothing to indicate that the landscape here is protected, valued, or particularly sensitive in terms of its intrinsic character.

13. The Council have developed their argument with reference to paragraph 26 of the PPTS which says that 'local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure'. The Council outlines that at the time of the 2021 census, the Parish of Itchingfield, where the proposal lies, had a population of 1,778. It seems to me that an extra 5 pitches, on top of the 25 already authorised at Greenfield Farm and Kingfishers Farm, is hardly going to dominate the nearest settled community. I would reach much the same conclusion if I considered the same question taking into account the unauthorised pitches, as the Council would (incorrectly) have me do.

14. Instead, the Council concentrates on the 24 existing dwellings to the east of the appeal site along Valewood Lane and points out that the 25 authorised pitches plus the 5 proposed would dominate the *locale* and the effect would be even greater if unauthorised pitches are factored into the analysis. I must point out that *locale* is not a term used in the PPTS; we are to consider whether the nearest settled community would be dominated. To my mind, given the rural location of the site, some distance away from Barns Green, the nearest distinct settlement, this question is more appropriately addressed at the Parish level, not by cherry picking an isolated group of dwellings in the countryside and forming conclusions against that, as the Council has done. As I have found above, the local community would in no way be dominated by the proposal, considered alongside the existing authorised pitches in the area.

15. It is important too I believe to consider the overall context for any analysis of the impact of the proposal on the character and appearance of the area, and the point raised in the PPTS. The Council accepts that it is not meeting the needs of Gypsies and Travellers and from the information put forward, it is clear that those needs have not been addressed for a considerable period of time. In that context, it seems

to me that the stance taken by the Council is unnecessarily restrictive, when it has no cogent suggestion as to how, where and when the needs of Gypsies and Travellers in the district might be met.

16. Overall, I am content that the proposal would have no unacceptable impact on the character and appearance of the receiving landscape and the area generally. It would not lead to any domination of the nearest settled community. On that basis, I am content that the proposal complies with HDPF Policies 22 Part 2, and Policy 23 criterion e. There would be no departure from HDPF Policies 25, 32 or 33 or for that matter, the PPTS.

Ecology and Biodiversity

17. At the time the Council made its decision, a number of matters relating to ecology and biodiversity were outstanding. I allowed time for the appellant to complete some survey work and, of course, allowed the Council to comment on the results. On the basis of the material put forward, the Council has confirmed that it has no ecological- or biodiversity-based objection to the scheme, provided that certain conditions are attached to any grant of planning permission.

18. Regulation 63(1) of the Conservation of Habitats and Species Regulations 2017 as amended requires that, before deciding to give any permission or other authorisation for a project which is likely to have a significant effect on a European site, a competent authority must make an appropriate assessment of its implications (including in combination with others). As that competent authority I address these matters as follows.

19. The first relates to the need to ensure that the development is water neutral so that any adverse impact on the Arun Valley SAC/SPA and Ramsar sites is thereby avoided. As the Council sets out, this can be addressed through a pre-commencement condition requiring the necessary credits to be secured through the Sussex North Offsetting Water Scheme, or for a bespoke water neutrality mitigation scheme for the proposal to be submitted and approved by the Council, implemented before occupation, and retained thereafter.

20. The second relates to the potential of the site to house reptiles and/or Great Crested Newts. This was highlighted by the Preliminary Ecological Assessment which recommended that appropriate surveys should be undertaken, in the light of site characteristics. Those were carried out, and the resulting Reptile and Great Crested Newt Survey Report did not return any positive results. However, it did recommend a series of precautionary mitigation measures. Those measures can be secured by condition.

21. The third aspect concerns the potential impact of the proposal on bats. The site lies about 8.7km to the east of the Mens SAC and is therefore within the 12km Wider Conservation Area for the SACs (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol) and may be within the range of bat foraging areas. Ebernoe Common SAC is a relatively short distance outside the 12 km zone from the appeal site.

22. The site is currently home to a stable, but the Preliminary Ecological Assessment confirmed that this building has negligible bat roost potential. Moreover, the proposal does not involve the removal of any hedgerows or trees so there would be no severing of the flight lines of foraging or commuting bats from the SAC, and

habitat continuity within the site will be maintained. However, there is the possibility that without proper control, artificial lighting on the site could cause disturbance to bats, and their habitats but a properly worded condition can be applied to ensure that any external lighting is properly designed so as to avoid any such impact.

23. There may be issues too in relation to Hazel Dormice but these can be avoided if a 15m buffer is maintained between hedgerows and any works as set out in the Preliminary Ecological Assessment. Moreover, mobile protected species, like the Hedgehog, can be safeguarded by the Precautionary Method Statement included in the Preliminary Ecological Assessment. Again, all that can be properly secured by condition.

24. Natural England, the appropriate nature conservation body under Habitats Regulation 6(3), informed the Sussex North Offsetting Water Scheme. They have also commented on the scheme specifically, informing the evidence that has been produced and the approach to conditions taken by the Council. As set out above, there is now no dispute that adverse ecological effects are avoidable subject to appropriate conditions. On that basis, as the competent authority I am of the view that no likely adverse effects would result either on or off site in respect of ecology or biodiversity, subject to those conditions. As such, the proposal would comply with HDPF Policy 31.

Conditions

25. I have considered the Council's suggested conditions in the light of advice in paragraph 57 of the Framework. This says that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise, and reasonable in all other respects. Further, we are told that conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

26. There is a necessity for the usual commencement condition. Another condition is needed to set out the approved plans. The Council proposed a series of pre-commencement conditions. As set out above, one is very clearly necessary to address water neutrality, whether by securing the necessary credits through the Sussex North Offsetting Water Scheme, or by means of a site-specific scheme. Another is required to address the potential for contamination of the site, and a further condition of this type is needed to secure details of foul and surface water drainage. I should point out that the latter needs to include details of an implementation timetable. A further pre-commencement condition is suggested to address construction site set up details but given the nature, and relatively limited scale, of the proposal, I do not consider such a condition to be justified.

27. A series of pre-occupation conditions have been suggested to deal with the provision of full fibre broadband connections, cycle parking, and electric vehicle charging points. Given the nature of the development proposed – a caravan site designed to accommodate Gypsies and Travellers – I do not consider these to be necessary before the site (for which there is a clear need) is occupied. If the occupiers of the site wish to secure these provisions, then I am sure they will be able to do so. There is no need to require them by condition. By contrast, the provision of hard and soft landscaping, parking and turning areas, and the required

visibility splays at the access point, are clearly required before the site is occupied, so conditions are necessary to address these matters.

28. The Council suggests a condition limiting the times when works to implement the permission can take place. This it is said is intended to protect the living conditions of properties along Hill Farm Lane. Bearing in mind the nature of what is proposed, and the degree of separation involved, I do not consider such a restriction to be necessary.

29. A condition is required to ensure that the site is used by Gypsies and Travellers though I would point out that the condition suggested by the Council refers to the definition in an out-of-date version of the PPTS. The condition needs to reflect the current definition, obviously.

30. Bearing in mind that what is being permitted here is a caravan site, a condition is necessary to limit the number of static caravans, and the number of touring caravans, that can be in place on the site at any time. Restrictions on permitted development rights relating to fences, gates and walls and so on are necessary in order to ensure the site is retained in the manner in which it has been designed.

31. Finally, as indicated above, conditions are required to address the potential effects of the development, in terms of its implementation, and subsequent occupation, on ecology and biodiversity and protected species, in particular. To those ends, conditions are required to ensure that the works and measures of mitigation included in the Preliminary Ecological Assessment are carried out in accordance with that assessment, and that a Biodiversity Enhancement Strategy is approved and subsequently implemented and retained. In order to ensure that any external lighting on the site is carried out in a way that is sensitive to any potential impact on bats, a condition is needed to secure the approval and implementation of an external lighting design scheme.

Conclusions

32. To conclude, I am content that the proposal, subject to the suite of conditions set out below, complies with the relevant policies of the HDPF and the development plan as a whole. There are no other material considerations that weigh against the scheme to such a degree that a decision not in accordance with the development plan would be justified. There is no need, in this case, for the ‘tilted balance’ in paragraph 11(d) of the Framework to be applied but if it was, then the justification for a grant of planning permission would be even greater. On that overall basis, it is my finding that the appeal should be allowed.

Paul Griffiths

INSPECTOR

Annex 1: Conditions

1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2410GR_R3_002.3 Revision 003: Proposed Site Overview; 2410GR_R3_001 Revision 002: Visibility Splays; 2410GR_R3_000.2 Revision 002: Location Plan; 2410GR_R3_100 Revision 000: Refuse, Boundary & Surfacing; 2410GR_R3_101 Revision 000: Proposed Day Room; and 400 Revision 000: Landscaping.

3) No development hereby permitted shall commence until either: (a) details have been submitted to and approved in writing by the local planning authority confirming that the necessary credits to achieve water neutrality have been secured through the Sussex North Offsetting Water Scheme; or (b) a site-specific water neutrality mitigation scheme including full details of any and all on-site and offsite mitigation and the means through which they are to be secured, and a timetable for its implementation, has been submitted to and approved in writing by the local planning authority. The development hereby permitted shall not be occupied until either (a) or (b) have been implemented and completed in accordance with the approved details. The mitigation shall be maintained and operated in accordance with the approved details thereafter.

4) No development hereby permitted shall commence until the following components of a scheme to deal with the risks associated with contamination (including asbestos contamination) have been submitted to and approved in writing by the local planning authority: (a) a preliminary risk assessment that has identified all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and any potentially unacceptable risks arising from contamination at the site. The following aspects (b) to (d) shall be dependant on the outcome of (a) and may not, necessarily, be required: (b) an intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment of the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off-site; (c) the intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken; and (d) prior to the occupation of any unit, a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirement for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

5) No development shall commence until details of the proposed means of disposal of foul and surface water, and a timetable for implementation, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

6) Before the static caravans approved herein are occupied, full details of all hard and soft landscaping works shall have been submitted to and approved in writing by the local planning authority. These shall include: details of all

existing trees and planting to be retained; details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers; and tree pit details; details of all hard surfacing materials; details of all boundary treatments; and a timetable for implementation. The approved hard and soft landscaping works shall be implemented in accordance with the approved details. Unless otherwise agreed as part of the landscaping works, no trees or hedges on the site shall be wilfully damaged or uprooted, felled or removed, and/or topped or lopped, until 5 years after the 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.

7) No unit of accommodation hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve the unit concerned have been completed in accordance with the approved plans. Those parking, turning and access facilities shall be retained in their approved form thereafter.

8) None of the units of accommodation hereby permitted shall be occupied until visibility splays of 2.4 metres x 91 metres to the north and 2.4 metres x 186 metres to the south have been provided at the site access on to West Chillington Lane in accordance with the approved plans. Once provided the visibility splays shall be retained and kept free of any obstruction over a height of 0.6 metres above the adjoining carriageway level.

9) The site shall not be occupied by any persons other than Gypsies or Travellers defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

10) No more than 5 static caravans (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968) and 5 touring caravans shall be stationed on the land at any time.

11) 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 that would otherwise be permitted by Class A of Part 2 of Schedule 2 shall be carried out.

12) All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment (Sylvatica Ecology Ltd dated November 2024) and the Reptile and Great Crested Newt Survey Report (The Ecology Co-op dated July 2025). This will include the appointment of an appropriately competent person, for example an Ecological Clerk of Works, to provide on-site ecological expertise during the construction process. The appointed person shall undertake all relevant activities, and the development shall be carried out in accordance with the approved details.

13) No development shall take place until a Biodiversity Enhancement Strategy (BES) for protected, priority and protected species, prepared by a suitably qualified ecologist has been submitted to, and approved by, the local planning authority. The content of the BES shall include: (a) purpose and conservation objectives for the proposed enhancement measures; (b) detailed designs or product descriptions to achieve stated objectives; (c) locations of proposed enhancement measures by appropriate maps and plans (where relevant); (d) persons responsible for implementing the enhancement measures; (e) details of initial aftercare and long-term maintenance (where relevant); and (f) a timetable for implementation. The BES shall be implemented in accordance with the approved details and retained as such thereafter.

14) The development shall not be occupied until a 'Lighting Design Strategy for Biodiversity' in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) has been submitted to and approved in writing by the local planning authority. The strategy shall (a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and (b) show how and where external lighting will be installed (through the provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in full accordance with the scheme and retained in the approved format thereafter. Under no circumstances shall any external lighting other than that included in the approved scheme be installed.