



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0413
99 Blackbridge Lane, Horsham, West Sussex, RH12 1RU

DESCRIPTION:

Erection of a detached two-bedroom dwelling with associated parking and access, following approval for dwelling under application reference DC/24/1557.

RELEVANT PLANNING HISTORY:

DC/24/1557	Attached two-bedroom dwelling with associated parking and access.	Application Permitted on 07.03.2025
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DESCRIPTION OF THE SITE

The application is located within the built-up area of Horsham. The site comprises a residential garden for an existing semi-detached dwellinghouse, that sits parallel to Blackbridge Lane. The application site is bound by hedging and timber fencing boundary treatment, along all sides. The site is not within a conservation area.

DESCRIPTION OF THE APPLICATION

The application proposes the erection of a detached two-bedroom dwelling with associated parking and access. The application follows the grant of permission for a semi-detached dwelling (ref: DC/24/1557). This application proposes a detached dwellinghouse.

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 4 - Strategic Policy: Settlement Expansion
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham Blueprint Business Neighbourhood Plan (2019-2036):

Policy HB3: Character of Development
Policy HB4: Design of Development

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old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d).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

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, with the supply currently calculated as being 1 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):

Policy 1: Sustainable Development

Policy 2: Development Hierarchy

Policy 6: Climate Change

Policy 8: Sustainable Design and Construction

Policy 9: Water Neutrality

Policy 19: Development Quality

Policy 20: Development Principles

Policy 37: Housing Provision

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)

Parish Design Statement

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:

OUTSIDE AGENCIES

Southern Water: Comment

An assessment of the sewer is required to determine its ownership and the impact it could have to the proposed site layout. It is possible that the sewer is now deemed to be public. Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

WSCC Highways: Modifications/more information required

The Highway Authority recommends modifications be undertaken, such as pedestrian intervisibility splays, visibility splays and widening the parking space.

PUBLIC CONSULTATIONS:

Representations:

1 representation received from 1 household, objecting to the application for the following reason:

- Noise disturbance
- Overdevelopment
- Encroachment on public footpath
- Disturbance from construction vehicles
- Disruption to root systems of the pine tree

Neighbourhood Council Comments:

Denne Neighbourhood Council: Objection

- Proposed building too close to the public highway
- Proposal to remove a hedge would change the green character of the road
- Access to proposed parking space is on a bend
- One parking space is insufficient for a 2-bedroom dwelling as WSCC parking calculator requires two parking spaces.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Principle of Development:

Policy 3 of the Horsham District Planning Framework (2015) ('the HDPF') states that development will be permitted within built-up area boundaries and that any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement.

The site is within the built-up area of Horsham where the scale of the development is appropriate to the function of the settlement. The principle of the development is considered acceptable, subject to detailed considerations.

Design and Appearance:

Policy 32 of the HDPF states that good design is a key element in sustainable development and seeks to ensure that development promotes a high standard of urban design, architecture, and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate

effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy HB3, Character of Development, of the Horsham Blueprint Business Neighbourhood Plan states that, "Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area". Policy HB4, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – "Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings".

The proposed dwelling would be sited within the side curtilage of 99 Blackbridge Lane, a semi-detached property located to the north and sited perpendicular to the highway. The locality benefits from an open green to the front of properties which are sited in a broad crescent arrangement. As a consequence, the front elevation of the site is highly visible in views south / east along Blackbridge Lane. The proposal entails a new detached dwelling. There are various types of properties present in the immediate surrounds, including detached, semi-detached, terraced and flatted dwelling types. There is a variable building line to surrounding development with extensive areas of openness provided by landscaped areas maintained along Blackbridge Lane. The application site contributes to this character, albeit the presence of boundary screening serves to lessen the sense of openness around the existing built form on the site.

The proposal seeks to erect a detached dwelling, compared to the end-terrace dwelling of the previous permission (DC/24/1557). It is considered that the principle of housing in this location has been established with the approved planning application. While the proposed dwelling would be detached rather than attached, as per the approved application, it would have an overall smaller footprint of 74m², due to the removal of the central ridge attaching the building to the existing dwellinghouse. The overall height would be marginally higher, at 7.4m, compared to 7.1m, however, due to the hipped roof, the overall appearance of the building would appear less prominent than the permitted scheme. The proposed materials would be reflective of the existing house, and the proposal will incorporate PV panels onto the south roofslope.

It is considered that the site can accommodate a dwelling of this scale without any harm to the prevailing character and appearance of the locality. The resulting impact from detaching the approved end-terrace dwelling is not considered to be significant compared to the permitted scheme. The detached dwelling would sit comfortably within the site and would appear reflective of the neighbouring dwelling in terms of design and scale. The proposed siting, form and design is similar considered appropriate to the existing building and surrounding development. It is considered that no greater harm would result over and above the permitted and implementable scheme for an end-terrace dwelling (ref: DC/24/1557). The visual impact of the proposal is therefore considered acceptable and in accordance with the above policy.

Residential Amenity:

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

The siting of the development would minimise the potential for unacceptable harm to the existing adjoining property, with key front and rear openings and the remaining amenity space continuing to benefit from adequate natural light and outlook. The siting of the proposed dwelling and its relationship with remaining surrounding properties would retain appreciable separation, with this arrangement considered sufficient to prevent any unacceptable harm.

The representation letter is acknowledged. The proposal would not create any views to neighbouring properties or land which would be unusual or unexpected in a location such as this, and no harmful loss of privacy would result.

The residential amenity space for both the existing dwelling and the proposed, would be sufficient following removal of the outbuilding at 99 Blackbridge. A 2m tall solid timber fence would subdivide the rear gardens between the dwellings.

The impact of the proposal on amenity is considered acceptable and in accordance with the above policy.

Highways Impacts:

Policy 40 of the HDPF deals with sustainable transport and seeks new developments to provide safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport, and the delivery of goods. Policy 41 which relates to parking requires adequate parking and facilities to be provided within developments to meet the needs of anticipated users.

One parking space is provided on site for the provision of one vehicle. The applicant notes that the communal area for parking outside 99 Blackbridge Lane would not be used for off-road parking for the proposed dwelling. The site is located within a sustainable location, within walking distance of local services and amenities, with cycling a viable option. The West Sussex Parking Standards includes a minimum of 1.1 parking spaces for a two-bedroom dwelling, this would appear achievable with the parking space proposed to the east of the site, with an access coming off Blackbridge Lane. While one parking space is achievable, which is limited, it is considered that due to the location of the site, within the built-up area boundary and close to a number of services and amenities, there are sustainable transport options available. There is bike and bin storage provided, as well as the provision for an electric charging point.

The proposed access works would be subject to a Vehicle Crossover (VCO) licence. The visibility splays on the plans indicate splays of 2.4m x 38m to the west and 2.4m x 36m to the east. It is considered that while WSCC Highways raised several modifications as part of their consultation response to this application, no highways objection was raised to the previously permitted development (ref: DC/24/1557) and no further amendments were requested. As there are limited differences in the proposal, it is considered that no further information or amendments are required, and the Council is satisfied that the proposed parking arrangement is sufficient and would not cause any significant highways impacts. Therefore, the proposal is considered acceptable in accordance with the above planning policies.

Water Neutrality:

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.

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.

Other Matters:

Foul Water Drainage:

Southern Water were consulted on the application. They concluded that Southern Water can facilitate foul sewerage disposal to service the proposed development via the existing dwelling connection as proposed. It is considered that this is an acceptable drainage strategy.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity, and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities
- Improved pedestrian and cycle links
- 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 (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

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

Conclusions:

For the above reasons, the proposal is considered to be acceptable and accord with the relevant local and national planning policies.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	74		74
	Total Gain		
	Total Demolition		

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

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

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

Recommendation: Application Permitted

Conditions:

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

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

- 3 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be first occupied until visibility splays of 2.4 metres by 38 metres to the west and 2.4 metres by 36 metres to the east have been provided at the proposed site vehicular access onto Blackbridge Lane (in accordance with the approved drawings). Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.

Reason: In the interests of road safety and in accordance with policy 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be first occupied until the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "Site Layout Proposed" and numbered 766/05 Rev I.

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).

- 5 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until cycle parking facilities have been constructed and made available for use in accordance with approved drawing number [766/05 I]. The cycle parking facilities shall thereafter be retained as such for their designated use.

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

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling (or use) in accordance with drawing number [766/05 Rev I]. These facilities shall thereafter be retained for use at all times.

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

- 7 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with approved drawing number [766/05 Rev I]. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** 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 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).

- 9 **Pre-Occupation Condition:** Notwithstanding the submitted details, 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. The details shall include plans and measures addressing the following:

- (a) Details of all existing trees and planting to be removed and retained
- (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- (c) Details of all hard surfacing materials and finishes
- (d) Details of all boundary treatments

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).

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

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

- 11 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of the dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and 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 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 12 **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).

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/26/0413

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

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Floor plan	EXISTING	766/02	16.03.2026
Elevation plan	EXISTING	766/03	16.03.2026
Location & Block plan		766/04 H	16.03.2026
Layout plan	SITE	766/05 I	16.03.2026
Floor plan	PROPOSED	766/06 C	16.03.2026
Elevation plan	PROPOSED	766/07 C	16.03.2026
Design & Access Statement		NONE 3	16.03.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 12.06.2026

Authorising Officer sign/initial Tamara Dale Date: 15.06.2026