



Robert Steele
Savills
244-246 High Street
Guildford
GU1 3JF

**Land To The West of Ashington C of E School, Park Lane, Ashington, West Sussex
Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans to the community / sports provision to provide 1 full-size all-weather pitch and a larger pavilion)**

Your application DC/23/0406 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

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

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

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

Robert Steele
Savills
244-246 High Street
Guildford
GU1 3JF

Application Number: DC/23/0406

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

On behalf of: Bellway Homes (South London) Ltd.

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

Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans to the community / sports provision to provide 1 full-size all-weather pitch and a larger pavilion)

Land To The West of Ashington C of E School, Park Lane, Ashington, West Sussex

to be carried out in accordance with Application No. DC/23/0406 submitted to the Council on 03/03/2023 and subject to compliance with the plans/documents and conditions specified hereunder.



Emma Parkes
Head of Development and Building Control

Date: 10/08/2026

- 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
Layout plan	Storey Heights Layout	062009-BEL-SL-03 G	18.06.2025
Layout plan	Tenure Layout	062009-BEL-SL-04 G	18.06.2025
Layout plan	Unit Type Layout	062009-BEL-SL-05 G	18.06.2025
Location plan		062009-BEL-SL-06 REV A	14.03.2025

Layout plan	Supporting Planning Layout	062009-BEL-SL-02 G	18.06.2025
Layout plan	Presentation Planning Layout	062009-BEL-SL-01 G	18.06.2025
Layout plan	Materials Distribution Plan	062009-BEL-SL-07 A	18.06.2025
Section plan	Street Scene 01	062009-BEL-SL- SS01 D	11.04.2025
Section plan	Street Scene 02	062009-BEL-SL- SS02 B	13.03.2025
Section plan	Street Scene 03	062009-BEL-SL- SS03 B	13.03.2025
Section plan	Street Scene 04	062009-BEL-SL- SS04 B	13.03.2025
Section plan	Site Section 01	062009-BEL-SL- SEC01 A	13.03.2025
Details plan	AS1 - Floor Plans	AS1-2B-2S-P1	13.03.2025
Details plan	AS1 - Country Brick Elevations - Village Walk	AS1-2B-2S-CB-E1	13.03.2025
Details plan	AS1 - Country Brick Elevations - Parkland Edge	AS1-2B-2S-CB-E2	13.03.2025
Details plan	AS2 - Floor Plans	AS2-2B-2S-P1	13.03.2025
Details plan	AS2 - Country Brick Elevations - Village Walk	AS2-2B-2S-CB-E1	13.03.2025
Details plan	AS2 - Country Tile Elevations - Village Walk	AS2-2B-2S-CT-E1	13.03.2025
Details plan	AS2 - Country Brick Elevations - Parkland Edge	AS2-2B-2S-CB-E2	13.03.2025
Details plan	AS3 - Floor Plans	AS3-3B-2S-P1	13.03.2025
Details plan	AS3 - Country Brick Elevations - Village Walk	AS3-3B-2S-CB-E1	13.03.2025
Details plan	AS3 - Floor Plans	AS3-3B-2S-P2	13.03.2025
Details plan	AS3 - Country Brick Elevations - Parkland Edge	AS3-3B-2S-CB-E2	13.03.2025
Details plan	AS4 - Floor Plans	AS4-3B-2S-P1	13.03.2025
Details plan	AS4 - Country Brick Elevations - Village Walk	AS4-3B-2S-CB-E1	13.03.2025
Details plan	AS4 - Country Tile Elevations - Village Walk	AS4-3B-2S-CT-E1	13.03.2025
Details plan	AS4 - Country Brick Elevations - Parkland Edge	AS4-3B-2S-CB-E2	13.03.2025
Details plan	AS4 - Country Tile Elevations - Parkland Edge	AS4-3B-2S-CT-E2	13.03.2025
Details plan	AS5 - Floor Plans	AS5-3B-2S-P1	13.03.2025
Details plan	AS5 - Country Flint Elevations - Village Walk	AS5-3B-2S-CB-E1	13.03.2025
Details plan	AS5 - Country Brick Elevations -	AS5-3B-2S-CB-E2	13.03.2025

	Village Walk		
Details plan	AS5 - Country Weatherboard Elevations - Parkland Edge	AS5-3B-2S-CW-E1	13.03.2025
Details plan	AS6 - Floor Plans	AS6-3B-2S-P1	13.03.2025
Details plan	AS6 - Country Tile Elevations - Parkland Edge	AS6-3B-2S-CT-E1	13.03.2025
Details plan	AS7 - Floor Plans	AS7-3B-2S-P1	13.03.2025
Details plan	AS7 - Country Brick Elevations - Village Walk	AS7-3B-2S-CB-E1	13.03.2025
Details plan	AS7 - Country Tile Elevations - Parkland Edge	AS7-3B-2S-CT-E1	13.03.2025
Details plan	AS8 - Floor Plans	AS8-3B-2S-P1	13.03.2025
Details plan	AS8 - Country Flint Elevations - Village Walk	AS8-3B-2S-CB-E1	13.03.2025
Details plan	AS8 - Country Tile Elevations - Village Walk	AS8-3B-2S-CT-E1	13.03.2025
Details plan	AS8 - Country Tile Elevations - Parkland Edge	AS8-3B-2S-CT-E2	13.03.2025
Details plan	AS8 - Country Weatherboard Elevations - Parkland Edge	AS8-3B-2S-CW-E1	13.03.2025
Details plan	AS9-4B-2S-P1	AS9-4B-2S-P1	13.03.2025
Details plan	AS9 - Country Flint Elevations - Village Walk	AS9-4B-2S-CB-E1	13.03.2025
Details plan	AS9 - Country Tile Elevations - Parkland Edge	AS9-4B-2S-CT-E1	13.03.2025
Details plan	AS9 - Country Weatherboard Elevations - Parkland Edge	AS9-4B-2S-CW-E1	13.03.2025
Details plan	AS10 - Floor Plans	AS10-4B-25S-P1	13.03.2025
Details plan	AS10 - Country Brick Elevations - Village Walk	AS10-4B-25S-CB-E1	13.03.2025
Details plan	AS10 - Country Tile Elevations - Village Walk	AS10-4B-25S-CT-E1	13.03.2025
Details plan	AS10 - Country Brick Elevations - Parkland Edge	AS10-4B-25S-CB-E2	13.03.2025
Details plan	AS11 - Floor Plans	AS11-4B-2S-P1	13.03.2025
Details plan	AS11 - Country Brick Elevations - Village Walk	AS11-4B-2S-CB-E1	13.03.2025
Details plan	AS11 - Country Tile Elevations - Village Walk	AS11-4B-2S-CT-E1	13.03.2025
Details plan	AS11 - Country Brick Elevations - Parkland Edge	AS11-4B-2S-CB-E2	13.03.2025
Details plan	AS11 - Country Tile Elevations - Parkland Edge	AS11-4B-2S-CT-E2	13.03.2025
Details plan	AS12 - Floor Plans	AS12-5B-2S-P1	13.03.2025
Details plan	AS12 - Country Brick Elevations - Village Walk	AS12-5B-2S-CB-E1	13.03.2025

Details plan	AS12 - Country Tile Elevations - Village Walk	AS12-5B-2S-CT-E1	13.03.2025
Details plan	AS12 - Country Brick Elevations - Parkland Edge	AS12-5B-2S-CB-E2	13.03.2025
Details plan	AS12 - Country Tile Elevations - Parkland Edge	AS12-5B-2S-CT-E2	13.03.2025
Details plan	Wayland Court - Ground Floor Plan	WLA-CT01-P1 A	11.04.2025
Details plan	Wayland Court - First Floor Plan	WLA-CT01-P2 A	11.04.2025
Details plan	Wayland Court - Second Floor Plan	WLA-CT01-P3 A	11.04.2025
Details plan	Wayland Court - Country Tile Elevations - Parkland Edge	WLA-3S-CT01-E1 A	11.04.2025
Details plan	Wayland Court - Country Tile Elevations - Parkland Edge	WLA-3S-CT01-E2 A	11.04.2025
Details plan	The Baker - Floor Plans	BA-2B-2S-P1i	13.03.2025
Details plan	The Baker - Country Brick Elevations - Parkland Edge	BA-2B-2S-CB-E1 A	13.03.2025
Details plan	The Baker - Country Tile Elevations - Parkland Edge	BA-2B-2S-CT-E1	13.03.2025
Details plan	The Tillman - Floor Plans	TI-3B-2S-P1i	13.03.2025
Details plan	The Tillman - Country Brick Elevations - Village Walk	TI-3B-2S-CB-E1 A	13.03.2025
Details plan	The Tillman - Country Brick Elevations - Village Walk	TI-3B-2S-CB-E3	13.03.2025
Details plan	The Tillman - Country Tile Elevations - Village Walk	TI-3B-2S-CT-E1 A	13.03.2025
Details plan	The Tillman - Country Brick Elevations - Parkland Edge	TI-3B-2S-CB-E2 A	13.03.2025
Details plan	The Tillman - Country Brick Elevations - Parkland Edge	TI-3B-2S-CB-E4	13.03.2025
Details plan	The Tillman - Country Weatherboard Elevations - Parkland Edge	TI-3B-2S-CW-E1 A	13.03.2025
Details plan	The Ploughwright - Floor Plans	PW-3B-2S-P1i	13.03.2025
Details plan	The Ploughwright - Country Tile Elevations - Village Walk	PW-3B-2S-CT-E1	13.03.2025
Details plan	The Ploughwright - Country Tile Elevations - Parkland Edge	PW-3B-2S-CT-E2	13.03.2025
Details plan	The Ploughwright - Country Weatherboard Elevations - Parkland Edge	PW-3B-2S-CW-E1 A	13.03.2025
Details plan	The Cartographer - Floor Plans	CT-4B-2S-P1i	13.03.2025
Details plan	The Cartographer - Country Tile Elevations - Parkland Edge	CT-4B-2S-CT-E1	13.03.2025
Details plan	Pavilion - Elevations	062009-PAV-E1 C	18.06.2025
Details plan	Pavilion - Elevations	062009-PAV-E2 B	18.06.2025
Details plan	Pavilion - Floor Plans	062009-PAV-P1 D	18.06.2025

Details plan	Bin & Cycle Store 01 - Plans and Elevations	062009-BC01 B	18.06.2025
Details plan	Pavilion Store - Floor Plan and Elevations	062009-PAV-ST-01 A	18.06.2025
Details plan	Garage 01-R1 - Plan and Elevations	GAR01-R1-CB	13.03.2025
Details plan	Garage 01-R2 - Plan and Elevations	GAR01-R2-CB	13.03.2025
Details plan	Garage 02-R3 - Plans and Elevations	GAR02-R3-CB	13.03.2025
Details plan	Cycle Shed 01 - Plans and Elevations	062009-SH01	13.03.2025
Details plan	Cycle Shed 02 - Plans and Elevations	062009-SH02	13.03.2025
Details plan	Substation 01 - Plans and Elevation	062009-SUB01	13.03.2025
Layout plan	Land Use Plan	062009-BEL-SL-01-LUA	31.07.2025

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:** The development hereby approved shall not commence until a detailed Phasing Strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details (unless superseded by a subsequent strategy approved in writing by the Local Planning Authority). The strategy shall include the phasing of open space and infrastructure (including all roads, pedestrian and cycle routes and the protected Forest School route) and illustrate how these would be delivered in conjunction with the development zones.

Reason: To ensure the development is carried out in such a way that provides safe and suitable access throughout the development process, taking account of the ongoing requirement to access adjacent land by the School, and to works are carried out cohesively across the site, in compliance Policies 32, 38 and 40 of the Horsham District Planning Framework (2015), and paragraph 115 of the NPPF (2024).

- 4 **Pre-Commencement Condition:**
- 1 No development or preliminary groundworks can commence until a programme of geophysical survey and archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority prior to reserved matters applications being submitted.
 - 2 A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority for approval following the completion of this work.
 - 3 No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.

- 4 The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within three months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development, which has the potential to impact on the breeding / resting place of Hazel Dormouse, shall commence until the Local Planning Authority has been provided with either:
- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 - b) A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998, and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following;
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) Containment, control and removal of any Invasive non-native species present on site in particular New Zealand Pygmyweed in Pond P1
 - f) The times during construction when specialist ecologists need to be present on site to oversee works.
 - g) Responsible persons and lines of communication.
 - h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - i) Use of protective fences, exclusion barriers and warning signs.
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998, and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement Condition:** The development hereby approved shall not commence until the following components of a scheme to deal with the risks associated with

contamination, (including asbestos contamination), of the site has been submitted to and approved, in writing, by the local planning authority:

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

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

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) 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 requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

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

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015) and policy ASH11 of the Ashington Neighbourhood Plan.

- 8 **Pre-Commencement Condition:** The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:

- (a) Details of site management contact details and responsibilities;
- (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - i. location of site compound,
 - ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - iii. site offices (including location, height, size and appearance),
 - iv. location of site access points for construction vehicles,
 - v. location of on-site parking,
 - vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
 - vii. the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders)
 - viii. the prevention of deliveries at the site during school drop-off and pick-up time (generally 0800-0900 and 1430-1530)
 - ix. Access arrangements from the public highway, including temporary accesses and alterations to existing accesses.
- (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
- (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Commencement Condition:** The development hereby approved shall not commence until construction drawings of the sustainable surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement and Flood Risk Assessment by Ardent, 11/06/2024, revision D and Flood Risk Assessment - Addendum by Ardent, revision B, 01/09/2025, and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with paragraph 181 of the NPPF (2024) and Policies 35 and 38 Horsham District Planning Framework (2015) and Policy ASH 7 of the Ashington Neighbourhood Plan

- 10 **Pre-Commencement Condition:** Notwithstanding the submitted Tree Protection Plan [1780-KC-XX-YTREE-TPP01 Rev G], or the Arboricultural Method Statement [1780-KC-XX-YTREE Rev D], the development hereby approved shall not commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an updated and Arboricultural Method Statement and Tree Protection Plan detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works in accordance with BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012), has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015) and policy ASH5 of the Ashington Neighbourhood Plan.

- 11 **Pre-Commencement Condition:** With the exception of demolition works, no development hereby approved shall commence until a pre-commencement site meeting has been held on-site involving the applicant, the main contractor, and the Project Arboriculturist, with the Local Planning Authority (LPA) Tree Officer invited to attend. The Project Arboriculturist, to be appointed by the applicant, will conduct a pre-commencement site visit and submit a report to the LPA confirming the satisfactory installation and approval of the approved tree protection measures as detailed in the Arboricultural Method Statement to be submitted under Condition 10. The appointed Project Arboriculturist shall provide the LPA with regular arboricultural site supervision reports throughout the construction phase, documenting compliance with the agreed Tree Protection Plan and Arboricultural Method Statement. Should any unforeseen incidents occur which may adversely affect any retained tree, the site manager must inform the Project Arboriculturist immediately. The Project Arboriculturist will then notify the LPA Tree Officer, providing details of the incident and any proposed remedial works for approval. A

detailed record of such incidents and any subsequent measures taken will be maintained by the Project Arboriculturist and provided to the LPA upon request

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015) and policy ASH5 of the Ashington Neighbourhood Plan.

- 12 **Pre-Commencement Condition:** The development hereby approved shall not commence until details of all underground trenching requirements for services, including the positions of soakaways, service ducts, foul, grey and storm water systems and all other underground service facilities (such as those required for street lights, utilities and EV charge points), and required ground excavations therefor, have been submitted to and approved, in writing, by the Local Planning Authority. These details shall coordinate with the tree protection measures and landscape scheme pursuant to conditions 10 and 19 respectively. All such underground services shall be installed in accordance with the approved details.

Reason: As the matter is fundamental to protect roots of important existing trees and hedgerows on the site and future trees identified in the approved landscaping strategy in accordance with Policies 25, 32, 33 & 34 of the Horsham District Planning Framework (2015) and policy ASH5(B) of the Ashington Neighbourhood Plan.

- 13 **Pre-Commencement Condition:** No relevant development of the all-weather sports field shall take place unless and until details of the design and layout of artificial grass pitch, including sports lighting and the infill containment for the have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The artificial grass pitch shall not be constructed other than in accordance with the approved details. The works will be carried out in accordance with the approved scheme within a time scale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure the provision of a fit-for-purpose and sustainable playing field in accordance with Policy 43 of the Horsham District Planning Framework (2015) and policy ASH8 and ASH11 of the Ashington Neighbourhood Plan.

- 14 **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 Biodiversity Compensation and Enhancement Strategy for protected and Priority species shall be prepared by a suitably qualified ecologist based on recommendations EE1 - E8 in Ecological Appraisal (Aspect Ecology, Feb 2023) and submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) Detailed designs to achieve stated objectives;
 - c) Locations of proposed enhancement measures by appropriate maps and plans;
 - d) Persons responsible for implementing the enhancement measures;
 - e) Details of initial aftercare and long-term maintenance (where relevant).
 - f) Details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998, and in in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 15 **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 buildings has been submitted to and approved by the Local Planning Authority in writing and all materials and details 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) and policy ASH11 of the Ashington Neighbourhood Plan.

- 16 **Pre-Commencement (Slab Level) Condition:** Notwithstanding the submitted details, no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule and layout plan identifying the location, tenure and Building Regulations accessibility standard of all dwellings to be provided as M4(2) 'Accessible and Adaptable Dwellings, and M4(3) Wheelchair User Dwellings, has been submitted to and approved in writing by the Local Planning Authority,

The submitted details shall demonstrate and appropriate distribution of M4(2) and M4(3) dwellings across both market and affordable housing within the development.

Once agreed, the specified units shall be provided and retained permanently thereafter

Reason: As this matter is fundamental to in order to improve the sustainability and accessibility of the development and to ensure homes are fit for all ages in accordance with Policy 37 of the Horsham District Planning Framework (2015) and Policy ASH11 of the Ashington Neighbourhood Plan.

- 17 **Pre-Occupation Condition:** The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
- 1) A timetable for its implementation,
 - 2) Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
 - 3) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with para 181 of the National Planning Policy Framework (2024), Policy 38 in HDPF and policy ASH7 of the Ashington Neighbourhood Plan.

- 18 **Pre-Occupation Condition:** Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the

Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 9. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance with para 181 of the National Planning Policy Framework (2024), Policies 35 and 38 in HDPF and policy ASH7 of the Ashington Neighbourhood Plan.

- 19 **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. The details shall include plans and measures addressing the following:
- (a) Details of all existing trees and planting to be removed and retained (showing accordance with the Tree Protection Plan required under Condition 10)
 - (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details, details to include written specifications of cultivation and other operations associated with plant and grass establishment (showing accordance with the submitted Ecological Appraisal by Aspect Ecology, Feb 2023)
 - (c) Details of all hard surfacing materials and finishes, to include finished levels and contours of all earthworks and mounding where appropriate
 - (d) Details of all boundary treatments, including protective fencing and structures to ponds, drainage ditches, swales and attenuation ponds as appropriate, means of enclosures to pumping stations and the allotments
 - (e) Details of any bridge structures to culverts / drainage ditches
 - (f) Surfacing specification of the circulation paths around the site to facilitate year-round use (shown on plans to be 'mown')
 - (g) Details of all fixed structures or minor artefacts, such as bins, dog waste bins, benches, signs, noticeboards, lighting columns or bollards

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) and policy ASH5 of the Ashington Neighbourhood Plan.

- 20 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied, or brought into first use, until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998, and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 21 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied, or brought into first use, 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, including woodland, attenuation ponds, Drainage ditches, swales, Public Open Spaces, play areas, and the retained Forest School area and safeguarded access route, has been submitted to and approved in writing by the Local Planning Authority, alongside a timetable for the implementation of the Landscape Management Plan. The Management Plan shall include details of the arrangements for its implementation and shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent for any variation. The landscape areas shall thereafter be provided, 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) and policy ASH11 of the Ashington Neighbourhood Plan

- 22 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied, or brought into first use, until an updated Lighting Design Strategy for areas to be lit, based on applying recommendation MM6 of the Ecological Appraisal (Aspect Ecology, Feb 2023), and 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 Hazel Dormouse that are likely to be disturbed 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, including the sports pitch (through 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 the

above species using their territory or having access to their breeding sites and resting places.

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 conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998, and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 23 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied, or brought into first use, until the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'Proposed Access Arrangement and Visibility Splays' and numbered 2109010-02 rev E (contained within the Transport Assessment (March 2023)).

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015) and in accordance with policy ASH11 of the Ashington Neighbourhood Plan.

- 24 **Pre-Occupation Condition:** Prior to bringing the sports pavilion and/or all-weather sports pitch, into first use, a Management and Maintenance scheme / community use agreement for the facilities, including management responsibilities, parish council functions and community use, a maintenance schedule, pricing policy and a mechanism for review shall be prepared in consultation with Sport England and shall be submitted to and approved in writing by the Local Planning Authority. Details shall also include, hours of operation, management responsibilities during all operating hours, measures to control noise from any amplified music (and public address systems), including use of the external outside terrace and car park, and minimising the effects of patrons coming and going from site and demonstrating how customers leaving the building will be prevented from causing nuisance for people in the area. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of the use of the sports facility hereby consented.

Reason: To safeguard the amenities of adjacent occupiers, and to ensure that the new community facilities are capable of being appropriately managed and maintained to ensure sufficient benefit of the provision of community facilities and the development of sport, as required by policies 33 and 43 of the Horsham District Planning Framework (2015), and policies ASH8, ASH9 and ASH11 of the Ashington Neighbourhood Plan.

- 25 **Pre-Occupation Condition:** Within 6 months of completion of the all-weather sports pitch, a Management and Maintenance scheme for the for the facility, including management responsibilities, a maintenance schedule, and mechanism for review, shall be prepared in consultation with Sport England and shall be submitted to and approved in writing by the Local Planning Authority. This shall include measures to ensure the replacement of the artificial grass pitch within the manufacturers specified. It should also include the required testing to comply with FIFA quality certification. The measures set out the approved scheme shall be complied with in full with effect from commencement of use of the all-weather sports pitch.

Reason: To safeguard the amenities of adjacent occupiers, and to ensure that the new community facilities are capable of being appropriately managed and maintained to ensure sufficient benefit of the provision of community facilities and the development of sport, as

required by policies 33 and 43 of the Horsham District Planning Framework (2015), and policies ASH8, ASH9 and ASH11 of the Ashington Neighbourhood Plan.

- 26 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied, or brought into first use, until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 27 **Pre-Occupation Condition:** Prior to the first occupation of the development hereby permitted, a scheme of air quality mitigation shall have been submitted to and approved in writing by the Local Planning Authority. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document, and shall be implemented in full accordance with the agreed timetable.

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

- 28 **Pre-Occupation Condition:** Prior to the first occupation of any part of the flatted development, or use of the allotments, sports pavilion and artificial sports pitch hereby permitted, a scheme to show active EV charge spaces within the communal parking areas, and passive ducting to provide for future EV charge points / upgrading for that area/use, with a timeline for the implementation of such works, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the approved details.

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

- 29 **Pre-Occupation Condition:** Prior to the first occupation of any part of the residential development hereby permitted, details of air source heat pumps, including their location, design, size, specification and noise levels shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pumps shall be implemented in full accordance with the approved details

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

- 30 **Pre-Occupation Condition:** Prior to bringing the allotments, sports pavilion and/or all-weather sports pitch into first use, the vehicle parking, covered and secure cycle parking and bin stores for that facility shall be constructed and made available for its use in accordance with approved drawing numbers 062009-BC01 REV B - Bin and Cycle Store, received 18.06.2025, and 062009-BEL-SL-02-G - Supporting Planning Layout, received 18.06.2025. The parking, cycle parking and bin store shall be implemented and maintained in accordance with the approved details and thereafter be retained as such for their designated use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles as an alternative travel option to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 31 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the car parking spaces (including garages and car ports where applicable) necessary for that dwelling, or flats, have been constructed and made available for use in accordance with approved drawing numbers 062009-BEL-SL-02-G - Supporting Planning Layout, received 18.06.2025. The car parking spaces, garages and car-ports permitted shall thereafter be retained as such for their designated use and used only as private domestic garages and car ports for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To provide adequate and satisfactory car-parking provisions is made for the parking of vehicles clear of all carriageways in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and policy ASH3 of the Ashington Neighbourhood Plan.

- 32 **Pre-Occupation Condition:** No dwelling or flat hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage, or side or rear garden for that dwelling, or within the dedicated cycle storage in accordance with approved drawing number WLA-CT01-P1-A. The cycle parking facilities 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).

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

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

- 34 **Pre-Occupation Condition:** The sports pavilion and dwellings hereby permitted shall not be occupied, or brought into first use, until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the sports pavilion or that dwelling.

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).

- 35 **Regulatory Condition:** All mitigation, compensation and enhancement measures and/or works shall be carried out in accordance with the details contained in section 7 of the Ecological Appraisal (Aspect Ecology, Feb 2023) already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

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

- 36 **Regulatory Condition:** All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated 11th June 2024), this includes all new residential dwellings to have a finished floor level raised a minimum of 300 mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with para 181 of the National Planning Policy Framework (2024), Policies 35 and 38 in HDPF and policy ASH7 of the Ashington Neighbourhood Plan.

- 37 **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).

- 38 **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).

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

Reason: In the interest of visual amenity and due to the countryside location of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 40 **Regulatory Condition:** The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each 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).

Note to Applicant

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex County Council. It is advised to discuss proposals for any works at an early stage of proposals.

Note to Applicant**Biodiversity Net Gain Condition**

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

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

Under Regulation 4 of The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 the statutory biodiversity gain condition does not apply in relation a section 73 planning permission where:

- (a) the original planning permission (a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions) to which the section 73 planning permission relates was granted before 12th February 2024; or
- (b) the application for the original planning permission to which the section 73 planning permission relates was made before 12th February 2024.

Based on the information on the date of the original planning permission to which this section 73 planning permission relates, the Planning Authority considers that biodiversity net gain does not apply.

Statutory exemptions and transitional arrangements

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

Irreplaceable habitat

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

Note to Applicant

Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planning-applications

Note to Applicant

A Surface Water Drainage Statement is a site-specific drainage strategy that demonstrates that the drainage scheme proposed is in compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems. An Advice Note and a proforma for the statement can be found using the following link <https://www.horsham.gov.uk/planning/development-management>.

Note to Applicant

Please note that Southern Water require a formal application for connection to the water supply in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire (tel: 0330 303 0119) or www.southernwater.co.uk .

Note to Applicant

The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

Note to Applicant

The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

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>.