PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:
DC/25/0415

The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works.

RESOLVED:

At its meeting on 21st October 2025, the Planning Committee resolved to approve the application, in accordance with the Officer recommendation. The recommendation was to approve permission subject to subject the submission of further ecology surveys prior to determination, appropriate conditions, and the completion of the necessary section 106 agreement.

The S106 agreement has now been completed. The further ecology surveys have also been received and reviewed. The HDC Ecologists (Place Services) have raised no objection based on the additional surveys, subject to minor amendments to the conditions stated in the committee report to reflect the updated survey reports. The amendments to these ecology conditions are considered appropriate and in line with the committee report which states that amendments to the conditions would likely to be necessary based on the additional details.

The recommended conditions have also been amended in line with the 2 addendums presented at committee. These are as follows:

- Water neutrality conditions 3 and 21 to be deleted. A replacement condition requiring all dwellings to meet the Building Regulations Optional Technical Standard of 110 litres per day per person to be added in their place.
- The wording for conditions 10 (tree surveys) & 22 (refuse storage) to be amended as set out in the addendum. Condition 10 is now condition 9 and condition 22 is now condition 20 following the removal of conditions 3 and 21.
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In addition, the applicant has requested minor amendments to the wording of some of the conditions to allow site surveys and investigations to be carried out. These amendments are considered appropriate and do not fundamentally change the purpose of the conditions. The full suite of conditions as amended are set out below. As the amendments to the conditions are minor and do not alter their purpose, the changes do not require this application to be reconsidered by the Planning Committee.

This decision can now be issued.

Case Officer: Jason Hawkes	**Date:** 15.01.2026
Authorising Officer: Adrian Smith	**Date:** 16/01/2026

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

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor Plan	House Type 1	17100-HGP-H1-ZZ-D-A-0401 REV P04	18.03.2025
Section Plan	House Type 1	17100-HGP-H1-XX-D-A-SK25 REV P02	18.03.2025
Elevation & Floor Plan	House Type 2	17100-HGP-H2-ZZ-D-A-0402 REV P04	18.03.2025
Section Plan	House Type 2	17100-HGP-H2-XX-D-A-SK26 REV P04	18.03.2025
Elevation & Floor Plan	House Type 3	17100-HGP-H3-ZZ-D-A-0403 REV P05	18.03.2025
Section Plan	House Type 3	17100-HGP-H3-XX-D-A-SK27 REV P03	18.03.2025
Elevation & Floor Plan	House Type 4	17100-HGP-H4-ZZ-D-A-0404 REV P04	18.03.2025
Section Plan	House Type 4	17100-HGP-H4-XX-D-A-SK28 REV P02	18.03.2025
Elevation & Floor Plan	House Type 5	17100-HGP-H5-ZZ-D-A-0405 REV P04	18.03.2025
Section Plan	House Type 5	17100-HGP-H5-XX-D-A-SK29 REV P03	18.03.2025
Elevation & Floor Plan	House Type 6	17100-HGP-H6-ZZ-D-A-0406 REV P04	18.03.2025
Section Plan	House Type 6	17100-HGP-H6-XX-D-A-SK30 REV P03	18.03.2025
Elevation & Floor Plan	House Type 7	17100-HGP-H7-ZZ-D-A-0407 REV P04	18.03.2025
Section Plan	House Type 7	17100-HGP-H7-XX-D-A-SK31 REV P04	18.03.2025
Elevation & Floor Plan	House Type 8	17100-HGP-H8-ZZ-D-A-0408 REV P02	18.03.2025
Elevation & Floor Plan	FOG 1	17100-HGP-F1-ZZ-D-A-0410 REV P04	18.03.2025
Elevation & Floor Plan	FOG 2	17100-HGP-F2-ZZ-D-A-0411 REV P04	18.03.2025
Elevation & Floor Plan	FOG 3	17100-HGP-F3-ZZ-D-A-0412 REV P04	18.03.2025

Elevation & Floor Plan	FOG 4	17100-HGP-F4-ZZ-D-A-0413 REV P04	18.03.2025
Elevation & Floor Plan	FOG 5	17100-HGP-F5-ZZ-D-A-0414 REV P02	18.03.2025
Ground Floor Plan	Block A	17100-HGP-B1-00-D-A-0200 REV P07	18.03.2025
First to Third Floor Plan	Block A	17100-HGP-B1-ZZ-D-A-0201 REV P07	29.05.2025
Roof Plan	Block A	17100-HGP-B1-04-D-A-0202 REV P06	18.03.2025
Elevation	Block A	17100-HGP-B1-XX-D-A-0300 REV P06	18.03.2025
Section	Block A	17100-HGP-B1-XX-D-A-SK33 REV P02	18.03.2025
Section 2	Block A	17100-HGP-B1-XX-D-A-SK60 REV P02	18.03.2025
Ground Floor Plan	Block B	17100-HGP-B2-00-D-A-0210 REV P04	29.05.2025
First to Third Floor Plan	Block B	17100-HGP-B2-ZZ-D-A-0211 REV P04	18.03.2025
Roof Plan	Block B	17100-HGP-B2-04-D-A-0212 REV P03	18.03.2025
Elevation	Block B	17100-HGP-B2-XX-D-A-0310 REV P03	18.03.2025
Ground Floor Plan	Block C	17100-HGP-B3-00-D-A-0220 REV P07	18.03.2025
First to Third Floor Plan	Block C	17100-HGP-B3-ZZ-D-A-0221 REV P06	18.03.2025
Roof Plan	Block C	17100-HGP-B3-04-D-A-0223 REV P06	18.03.2025
Elevation	Block C	17100-HGP-B3-XX-D-A-0320 REV P04	18.03.2025
Section	Block C	17100-HGP-B3-XX-D-A-SK34 REV P02	18.03.2025
Ground Floor Plan	Block D	17100-HGP-B4-00-D-A-0230 REV P07	18.03.2025
First to Third Floor Plan	Block D	17100-HGP-B4-ZZ-D-A-0231 REV P06	18.03.2025
Roof Plan	Block D	17100-HGP-B4-04-D-A-0232 REV P06	18.03.2025
Elevations	Block D	17100-HGP-B4-XX-D-A-0330 REV P04	18.03.2025
Elevations	Block D	17100-HGP-B4-XX-D-A-0331 REV P05	18.03.2025
Section	Block D	17100-HGP-B4-XX-D-A-SK35 REV P02	18.03.2025

Ground Floor Plan	Block E	17100-HGP-B5-00-D-A-0240 REV P07	
First to Third Plan	Block E	17100-HGP-B5-ZZ-D-A-0241 REV P07	18.03.2025
Roof Plan	Block E	17100-HGP-B5-04-D-A-0242 REV P06	18.03.2025
Elevations	Block E	17100-HGP-B5-XX-D-A-0340 REV P05	18.03.2025
Elevations	Block E	17100-HGP-B5-XX-D-A-0341 REV P01	18.03.2025
Section	Block E	17100-HGP-B5-XX-D-A-SK36 REV P02	18.03.2025
Ground Floor Plan	Block F & G	17100-HGP-B7-00-D-A-0260 REV P07	18.03.2025
First & Second Floor Plan	Block F & G	17100-HGP-B7-ZZ-D-A-0261 REV P07	18.03.2025
Third Floor Plan	Block F & G	17100-HGP-B7-03-D-A-0262 REV P07	18.03.2025
Roof Plan	Block F & G	17100-HGP-B7-04-D-A-0263 REV P07	18.03.2025
Elevations	Block F & G	17100-HGP-B7-XX-D-A-0360 REV P06	18.03.2025
Section	Block G	17100-HGP-B7-XX-D-A-SK37 REV P02	18.03.2025
Block Plan	Sitewide	17100-HGP-P3-00-D-A-0102 REV P13	18.03.2025
Roof Plan	Sitewide	17100-HGP-P3-04-D-A-0103 REV P05	18.03.2025
Location Plan	Sitewide	17100-HGP-P3-XX-D-A-0100 REV P05	18.03.2025
Boundary Treatment Plan	Sitewide	17100-HGP-P3-00-D-A-0120 REV P04	18.03.2025
Fire Strategy Plan	Sitewide	17100-HGP-P3-XX-D-A-0780 REV P06	18.03.2025
Refuse Strategy Plan	Sitewide	17100-HGP-P3-XX-D-A-0790 REV P07	15.05.2025
Cycle Strategy Plan	Sitewide	17100-HGP-P3-XX-D-A-0795 REV P06	18.03.2025
Parking Strategy Plan	Sitewide	17100-HGP-P3-XX-D-A-0796 REV P05	18.03.2025
PV Strategy Plan	Sitewide	17100-HGP-P3-XX-D-A-0797 REV P03	18.03.2025
Bin & Bike Stores	Sitewide	17100-HGP-ZZ-ZZ-D-A-0415 REV P04	29.05.2025
UPVC Casement Window Detail	Sitewide	17100-HGP-P3-XX-D-A-SK50 REV P02	18.03.2025

Indicative Sub-Station Elevations	Sitewide	17100-HGP-P3-XX-D-A-0121 REV P01	25.09.2025
Design and Access Statement	Sitewide	17100-HGP-XX-XX-T-A-0950 REV P02	18.03.2025
Accommodation Schedule	Sitewide	17100- HGP-XX-XX-L-A-9101 REV P08	29.05.2025
Site Section	Sitewide	17100-HGP-ZZ-ZZ-D-A-0110 REV P05	18.03.2025
Site Section	Sitewide	17100-HGP-ZZ-ZZ-D-A-0111 REV P05	18.03.2025
Site Section	Sitewide	17100-HGP-ZZ-ZZ-D-A-0112 REV P05	18.03.2025
Layout plan		15 REV A	18.03.2025
Layout plan		16 REV A	18.03.2025
Layout plan	BOREHOLE LOCATIONS	17 REV A	18.03.2025
Layout plan		04	18.03.2025
Layout plan		05	18.03.2025
Site plan		NONE	18.03.2025
Layout plan	ILLUSTRATIVE LANDSCAPE MASTERPLAN	17100-FAB-XX-XX-D-L-1007 REV PL05	19.06.2025
Section plan	ILLUSTRATIVE LANDSCAPE SECTIONS	17100-FAB-XX-XX-D-L-8000 REV PL01	18.03.2025
Section plan		17100-FAB-XX-XX-D-L-8001 REV PL01	18.03.2025
Layout plan	LANDSCAPE GENERAL ARRANGEMENT PLAN	17100-FAB-XX-XX-D-L-1006 REV P05	18.03.2025
Layout plan	LANDSCAPE GENERAL ARRANGEMENT PLAN	17100-FAB-XX-XX-D-L-1005 REV P06	19.06.2025
Layout plan	LANDSCAPE GENERAL ARRANGEMENT PLAN	17100-FAB-XX-XX-D-L-1001 REV P05	18.03.2025
Layout plan	LANDSCAPE GENERAL ARRANGEMENT PLAN	17100-FAB-XX-XX-D-L-1003 REV P05	18.03.2025
Layout plan	LANDSCAPE GENERAL ARRANGEMENT PLAN	17100-FAB-XX-XX-D-L-1004 REV P05	18.03.2025
Layout plan		17100-FAB-XX-XX-D-L-1002 REV P05	18.03.2025
Details plan	Intergral Substation layout (1 of 3)	07-03102.22 REV C	25.09.2025
Details plan	Integral Substation Earthing Layout (2 of 3)	07-03102.22 REV A	25.09.2025
Details plan	Integral Substation Power & Lighting (3 of 3)	07-03102.22 REV A	25.09.2025

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

2. **Regulatory (Time) Condition:** The development hereby permitted shall be begun 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:** Other than works of site survey and investigations, notwithstanding the submitted details, 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

   (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).

4. **Pre-Commencement Condition**: Other than works of site survey and investigations, no development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

   Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5. **Pre-Commencement Condition:** Other than works of site survey and investigations, no development shall commence until a construction environmental management plan

(CEMP: Biodiversity) shall be 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 e.g. for Falcon and Little Ringed Plover) and sensitive lighting scheme during construction to include measures recommended in the Preliminary Ecological Appraisal (Greengage Environmental, January 2025), Peregrine Falcon Mitigation Strategy (Greengage, September 2025), Bird Survey report final (Greengage, August 2025).
(d) The location and timing of sensitive works to avoid harm to biodiversity features.
(e) The times during construction when specialist ecologists need to be present on site to oversee works.
(f) Responsible persons and lines of communication.
(g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
(h) 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 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 (as amended).

6. **Pre-Commencement Condition:** Other than works of site survey and investigations, no development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be 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).

7. **Pre-Commencement Condition:** Other than works of site survey and investigations, prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment and Drainage Strategy (Project No. 17100 Issue C dated 12.09.2025) 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 Planning Authority.

   Reason: To ensure that the development achieves a high standard of sustainability, to comply with the NPPF and Policy 38 of the Horsham District Planning Framework (2015).

8. **Pre-Commencement Condition:** Other than works of site survey and investigations, no development shall commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of the management of the roofs of the apartment blocks which may be attractive to nesting, roosting and 'loafing' birds. The Bird Hazard Management Plan shall be implemented as approved, upon completion of the roofs and shall remain in force for the life of the buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

   Reason: To manage the roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and operation of London Gatwick in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9. **Pre-Commencement Condition:** Other than works of site survey and investigations, no development shall commence on the construction of the footway and any associated section of access road along the northern boundary of the site, where these works pass through the Root Protection Areas (RPAs) of trees to be retained, as shown on the approved plans, until full details of the proposed no-dig, above-ground construction have been submitted to and approved in writing by the Local Planning Authority.
   The submitted details shall include:

   - A specification and construction methodology for the no-dig footway and road section, to be designed and implemented fully in accordance with the methodology set out in the Arboricultural Association Practice Note 12 (APN-12)
   - An Arboricultural Method Statement (AMS) prepared by a suitably qualified arboriculturist, setting out the sequence of operations, protective measures, and supervision arrangements to ensure the works are carried out with minimal impact upon the retained trees.

   The approved details shall be implemented in full, and the works shall thereafter be carried out strictly in accordance with the approved AMS and under the direct supervision of the appointed arboriculturist. No excavation, grading, or alteration of existing soil levels shall take place within the RPAs other than as expressly approved in writing by the Local Planning Authority.

   If 'no-dig' construction methods are not proposed, justification shall be submitted for the approval of the Local Planning Authority.

Reason: To ensure that the works are undertaken in an appropriate manner that safeguards the health, stability, and long-term retention of the trees along the northern boundary of the site, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10. **Pre-Commencement Condition:** Other than works of site survey and investigations, notwithstanding the submitted details, no development shall hereby commence until a full detailed Air Quality Mitigation Measures Report has been submitted and approved by the Local Planning Authority. The report shall outline modelling and all mitigations measures stating how the measures will be delivered. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document, as well as West Sussex County Council's 'Guidance on Parking at New Developments'. The measures shall be implemented in accordance with the approved details and be retained as such thereafter.

    Reason: To ensure the development provides appropriate and deliverable air quality mitigation measures in accordance with Policies 24 & 40 of the Horsham District Planning Framework (2015).

11. **Pre-Commencement Condition:** Other than works of site survey and investigations, no development shall commence until a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort for all dwellings shall be submitted to for approval in writing from the Local Planning Authority. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall also include performance details and a glazing plan sufficient to achieve the habitable room standards as detailed in BS8233:2014 [and appropriate consideration of Lamax including details of post construction validation measurements]. The dwellings shall be constructed in accordance with the approved 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).

12. **Pre-Commencement Condition:** Notwithstanding the submitted details**,** no works shall take place on the approved LEAP or LAP until full details of the layout and equipment of the open space areas have been submitted and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the 122nd dwelling.

    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 play areas of appropriate quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13. **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 Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Bat Activity Survey report final (Greengage, November 2025), Bird Survey report final (Greengage, August 2025), Invertebrate Survey Report ((Greengage, October 2025) has been 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 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; and
(e) Details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

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 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 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).

15. **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of any dwelling hereby permitted shall take place until details of all air source heat pumps proposed, including their location and appearance, have been submitted to and approved in writing by the local planning authority. The air source heat pumps shall be installed in accordance with the approved details.

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

16. **Pre-Commencement Slab Level Condition**: No development above ground floor slab level of any part of any dwelling hereby permitted shall take place until details of all photovoltaic panels proposed, including their location and appearance, have been submitted to and approved in writing by the local planning authority. The panels shall be installed in accordance with the approved details.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of visual amenity and bird hazard management 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 a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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 NPPF and Policy 38 in Horsham District Planning Framework.

18. **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:

(a) details of SuDS features and connecting drainage structures and maintenance requirement for each aspect

(b) 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 NPPF and Policy 38 of the Horsham District Planning Framework (2015).

19. **Pre-Occupation Condition**: Prior to the occupation of any dwellings hereby permitted, the relevant fire hydrant serving that dwelling, as shown on drawing no: 17100-HGP-P3-XX-D-A-0780, REV P06, shall be provided and thereafter retained as such.

Reason: To ensure fire hydrants are provided for fire safety in accordance with Policy 32 of the Horsham District Planning Framework (2015).

20. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing number no. 17100-HGP-P3-XX-D-A-0790 REV P08. 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).

21. **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained and removed
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Coordination of planting plans with proposed ecological enhancement measures
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures – street furniture and signage – including location, size, colour and specification

- Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary
- Proposed and existing services above and below ground – such as drainage, power, communications cables and pipelines – including lines, manholes, supports and other technical features

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

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

22. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a "lighting design strategy for biodiversity" for areas to be lit 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 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 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 (as amended) 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 until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

24. **Pre-Occupation Condition:** No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved

site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

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

25. **Pre-Occupation Condition:** No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policy 40 of the Horsham District Planning Framework (2015).

26. **Pre-Occupation Condition:** No dwelling shall be first occupied until the road(s), footways, and casual parking areas serving that dwelling have been constructed, surfaced, and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

27. **Pre-Occupation Condition:** No part of the development shall be first occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by, the local planning authority prior to the occupation of the development [or specified phase of development]. 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 e.g. reptiles translocated to receptor site to inform ongoing management.

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 for a minimum of 30 years to deliver the required condition of habitats created.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and to ensure a satisfactory development in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

28. **Pre-Occupation Condition:** No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in

accordance with the details shown on the drawing titled Access Design, Visibility, and Vehicle Tracking and numbered 020.0930-0005 revision P06.

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

29. **Pre-Occupation Condition:** No part of the development shall be first occupied until a suitable connection to enable cyclists to leave and enter Parsonage Road into and out of the proposed development eastern pedestrian and cyclists access has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interests of safety and to promote access for cyclists in accordance with paragraph 117 of the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

30. **Pre-Occupation Condition:** No part of the development shall be first occupied until a Open Space Management and Maintenance Plan has been submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

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

31. **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the Preliminary Ecological Appraisal (Greengage Environmental, January 2025), Bat Activity Survey report final (Greengage, November 2025), Bird Survey report final (Greengage, August 2025), Reptile Survey Report (Greengage, October 2025) and Invertebrate Survey Report (Greengage, October 2025), as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

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

Reason: To conserve 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 (as amended) and Policy 31 of the Horsham Development Framework.

32. **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).

33. **Regulatory Condition:** The dwellings 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).

Biodiversity Net Gain Conditions
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.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

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.

Effect of Section 73(2D) of the 1990 Act
Under Section 73(2D) of the Town and Country Planning Act 1990 (as amended) where -

(a) a biodiversity gain plan was approved in relation to the previous planning permission ("the earlier biodiversity gain plan"), and
(b) the conditions subject to which the planning permission is granted:
    (i) do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and
    (ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph 18 of Schedule 7A, do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.

the earlier biodiversity gain plan is regarded as approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) in relation to the planning permission.