



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0921

Car Park, Dukes Square, Horsham, West Sussex,

DESCRIPTION:

Removal of Conditions 9 and 17 of previously approved application DC/23/2242 (Demolition of garages and construction of 9.no dwellings including associated landscaping and amenity space provision) Relating to Water Neutrality.

RELEVANT PLANNING HISTORY:

DC/23/2242	Demolition of garages and construction of 9.no dwellings including associated landscaping and amenity space provision.	Application Permitted on 09.10.2025
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DESCRIPTION OF THE SITE

Planning permission was granted on the site for the demolition of the existing garages and construction of nine new dwellings in October 2025.

The existing garage building, currently used for storage, and associated hardstanding is situated to the northern boundary of the Horsham District Council owned Dukes Square car park. The car park comprises 101 spaces, 98 of which are to permit holders.

The rear of the building is sited tight against a 2 metre high brick wall which forms the common northern boundary of the car park and rear of residential properties in Denne Parade, Nos. 6 - 14 inclusive Denne Parade. No. 6 Denne Parade 'Westhorpe Mews' is a residential care home for young people with learning disabilities, the first-floor windows of which directly overlook the roof area of the existing building with very limited separation and outlook. Nos. 10a – 14 Denne Parade are semi-detached private dwellinghouses two-storey in scale, set in pairs with some with rear offshoot and/or accommodation in the roof in the form of dormers.

The site has vehicular access through the Dukes Square car park via the existing single in / out access road to the south of the Drill Hall, off Denne Road. Denne Road is a 30mph street with a mix of uses. The car park currently operates a give way system with cars exiting the car park 'giving way' to vehicles entering given the limited width of the access. Pedestrians can access the car park from two locations; the main access where a white line is painted on the ground, providing a pedestrian route on one side of the access, and from Denne Road via an alleyway which runs alongside Drill Hall.

The wider area is of mixed character, comprising residential and community (private /charitable institutions) uses, commercial and light industrial. Lavinia House, an Age UK elderly day care and Cancer Support Centre, and Mill River Lodge a 70-bed residential care home are three / four storey buildings adjacent to the application site. Observer Court is a three-storey block of some 20 affordable homes located to the rear of these buildings. These buildings are brick built with contrasting render and brick detailing. Observer Court has elements of timber cladding. To the west of the application site are the Drill Hall, as well as the Royal Air Force Air Cadets single storey building and Miniature Rifle Range building, and a music studio.

The site is adjacent to the Horsham Conservation Area which lies to the west and to the south, and within an Archaeological Notification Area (Horsham Town Centre Medieval Core). Although not formally listed,

the Drill Hall building has recently been added to the Horsham Town Local List due to its historic and architectural interest. St Mary's Cemetery lies to the south of the car park, with St Mary's Church approximately 163m to the west of the Drill Hall, and St Peters Church 156m to the north of the Drill Hall. Grade II Listed Buildings nos. 12-18 (even) Denne Road are located to the west of the car park access off Denne Road.

The Drill Hall is an Asset of Community Value and included on the Assets of Community Value list maintained by the Council; with planning permission for mixed use comprising Use Class F1 and F2 (application reference DC/25/0366).

DESCRIPTION OF THE APPLICATION

This application seeks to remove the water neutrality requirements set out under conditions 9 and 17 of DC/23/2242. The conditions are listed below.

9 Pre-commencement Condition : No development shall commence until either:

i) Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Water Certification Scheme (SNWCS)

or

ii) A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and

iii) The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the HDPF, Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

17 Pre-Occupation Condition : The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (TNO1: Water Neutrality Statement 31 July 2025 Duke's Square, Horsham by Motion). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter, or to a similar or improved water performance.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2021), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species) and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 25: Parking
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District

Supplementary Planning Guidance:

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

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

INTERNAL CONSULTATIONS

None received

PUBLIC CONSULTATIONS:

Representations:

Three letters of objection have been received.

One of these does not raise concern with the two conditions to be removed but the overall development/ parking.

Another raises concern with privacy/ light/ noise which does not relate to the amendments requested.

One objects to their removal on environmental grounds, and lack of evidence to remove them.

Parish Comments:

None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advised the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. Given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites. It is though recognised that Southern Water have separately made significant water savings in 2024/25 through a programme of leakage reduction which has generated some 3,240,000 litres per

day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated mains water consumption from this development (some 1,553.2 litres per day based on 14.12 occupants at 110lppd), alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day. This is based on all new residential development achieving the Building Regulations Part G Optional Technical Standard of 110 litres per person per day, as required under Policy 37 of the HDPF. An additional condition as listed below, is required to secure this restriction.

28. The dwellings hereby permitted shall not be occupied until optional requirement G2 to the Building Regulations 2010 (as amended) to limit water usage of that dwelling to 110 litres per person per day has been achieved. Water limiting measures to meet this standard shall thereafter be retained.

Natural England has been consulted on this approach of using the 2024/25 Southern Water efficiency savings to offset new development. In response, Natural England have provided standing advice which confirms that they consider the 3,240,000 litres per day of water savings made by Southern Water to be reliable such that they have no objection to his capacity being used to offset development proposals.

Accordingly, the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF. The conditions relating to water neutrality and the borehole in particular can now be removed.

Conclusions:

As water neutrality can now be addressed through the strategic measures above, it is acceptable and appropriate to remove the conditions relating to the original method of meeting water neutrality. The conditions attached to DC/23/2242 below have been reattached to this permission, and none have been discharged at this point. A condition limiting water consumption to 110lppd has been added.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
Total Gain			
Total Demolition			

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

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

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

Recommendation: Application Permitted

Conditions:

1 Plans list

2 **Standard Time Condition:** The development hereby permitted shall begin before 09.10.2028

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

3 **Pre-commencement Condition :** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination and UXO), 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.

(b) An intrusive site investigation scheme 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 (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

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)

4 **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

(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) and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022)

- 5 **Pre-Commencement Condition** : 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 and Drainage Technical Note by Reuby & Stagg Ltd, 17th June 2024 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 and to comply with NPPF and Policies 38 in Horsham District Planning Framework and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022)

- 6 **Pre-Commencement Condition** : No development shall commence until precise details of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015) and HB4 of Horsham Blueprint Business Neighbourhood Plan (2019-2036)

- 7 **Pre-commencement Condition** : No development shall commence unless and until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any dwelling shall take place until the approved works required to facilitate that dwelling have been completed. The foul drainage system shall be retained as approved thereafter.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policies 38 of the Horsham District Planning Framework (2015) and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022)

- 8 **Pre-Commencement Condition** :
- i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
 - ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

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)

- 9 **N/A**

- 10 **Pre-commencement (Slab Level) Condition** : No development above ground floor slab level of any part of the development hereby permitted shall commence until confirmation has been submitted in writing, to the Local Planning Authority that the 2 no. ground floor dwelling units as

indicated on the approved plans comply with Building Regulation Part M4(3). Thereafter the dwelling units shall be completed in accordance with the confirmed standard.

Reason: To ensure the specific needs arising from the aging population and those with disabilities amongst others are considered in the need, size, type and tenure of housing, in the delivery of such housing in order to meet the identified requirement for the district in accordance with Policy 37 and 42 of Horsham District Planning Framework (2015) and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022) and paragraph 63 of the National Planning Policy Framework (2024).

- 11 **Pre-Commencement (Slab Level) Condition** : No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building 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 Policies 33 of the Horsham District Planning Framework (2015) and HB3 and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022).

- 12 **Pre-Commencement (Slab Level) Condition** : Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the non-licensed precautionary working method statement (PWMS) for bats (Bramley Associates, September 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following: Purpose and conservation objectives for the proposed enhancement measures; detailed designs or product descriptions to achieve stated objectives; locations of proposed enhancement measures by appropriate maps and plans (where relevant); persons responsible for implementing the enhancement measures; and 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 Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015)

- 13 **Pre-Occupation Condition** : Prior to occupation, a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall 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 show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as

amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015)

- 14 **Pre-Occupation Condition** : The buildings hereby permitted shall not be first occupied unless and until provision for the storage of refuse and recycling has been provided and made available for use in accordance with the approved drawings listed on this decision notice. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policies 33 of the Horsham District Planning Framework (2015) and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022)

- 15 **Pre-Occupation Condition** : The buildings hereby permitted shall not be first occupied unless and until provision for the cycle storage has been provided and made available for use in accordance with the approved drawings listed on this decision notice. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision for the parking of cycles in accordance with Policies 40 of the Horsham District Planning Framework (2015) and HB4 and HB12 of Horsham Blueprint Business Neighbourhood Plan (2022)

- 16 **Pre-Occupation Condition** : No dwelling hereby permitted shall be first occupied until details of the parking permit allocation to the future occupiers of the relevant dwelling has been submitted to and approved in writing by the Local Planning Authority and prior to occupation of the relevant M4(3) dwellings 2 no. existing parking spaces within the Dukes Square car park shall have been upgraded to disabled parking spaces in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the adequate provision for car parking within the Duke Square car park is made available for future occupiers of the development, including specific needs for those with disabilities, in accordance with Policies 41 and 42 of the Horsham District Planning Framework (2015) and HB4 and HB12 of Horsham Blueprint Business Neighbourhood Plan (2022)

- 17 **N/A**

- 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:

I. a timetable for its implementation,

II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect

III. 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 Policies 38 in Horsham District Planning Framework and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022).

- 19 **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:

- o Details of boundary treatments to include brick walls and metal railings - including detailing, heights and materials
- o Details of all external lighting.

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 Policies 33 of the Horsham District Planning Framework (2015) and HB4 and HB10 of Horsham Blueprint Business Neighbourhood Plan (2022)

- 20 **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 5. 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 the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies 38 in Horsham District Planning Framework and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022)

- 21 **Pre-occupation Condition** : The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 3(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 3(c), unless otherwise agreed in writing by 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).

- 22 **Pre-Occupation Condition** : No dwelling shall be first occupied until the necessary inbuilding physical infrastructure and necessary external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection serving the respective dwelling has been provided.

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) and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022).

- 23 **Pre-Occupation Condition** : No part of the development hereby permitted shall be occupied until the windows in the north elevation of the development have been fitted with obscured glazing. No part of that/those windows that are/is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015) and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022).

- 24 **Regulatory Condition** : All mitigation measures and/or works shall be carried out in accordance with the details contained in the non-licensed precautionary working method statement (PWMS) for bats (Bramley Associates, September 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 Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015).

- 25 **Pre-Occupation Condition** : No part of the development hereby permitted shall be occupied until details of the proposed location of fire hydrant(s) have been submitted to and approved in writing by the Local Planning Authority. The approved fire hydrant(s) shall be installed and ready for use prior to the first use of the development hereby permitted and shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015) and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022)

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

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

- 27 **Regulatory Condition** : If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

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)

28. **Regulatory Condition**: The dwellings hereby permitted shall not be occupied until optional requirement G2 to the Building Regulations 2010 (as amended) to limit water usage of that dwelling to 110 litres per person per day has been achieved. Water limiting measures to meet this standard shall thereafter be retained.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the HDPF, Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/23/2242

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

Plan Type	Description	Drawing Number	Received Date
Plans	Location Plan	19.140-HGP-XX-XX-D-A-0100 REV P2	02.10.2025
Plans	Existing Topo Site Plan	19.140-HGP-XX-XX-D-A-0101 REV P2	02.10.2025
Plans	Proposed Roof Block Plan	19.140-HGP-XX-XX-D-A-0251 REV P11	02.10.2025
Plans	Proposed First Floor Plan	19.140-HGP-XX-XX-D-A-0202 REV P10	02.10.2025
Plans	Proposed Ground Floor Plan	19.140-HGP-XX-XX-D-A-0201 REV P11	02.10.2025
Plans	Block C Daylighting Diagram	19.140-HGP-XX-XX-D-A-0352 REV P1	17.06.2025
Plans	PROPOSED ELEVATIONS BLOCK A	19.140-HGP-A1-XX-D-A-0301 REV P7	02.06.2025
Plans	Landscape Plan	M411-200 REV P5	02.06.2025
Plans	PROPOSED STREET SCENES	19.140-HGP-XX-XX-D-A-0304 REV P9	23.05.2025
Plans	PROPOSED SECTIONS BLOCK C	19.140-HGP-XX-XX-D-A-0351 REV P3	23.05.2025
Plans	PROPOSED ELEVATIONS BLOCK B	19.140-HGP-B1-XX-D-A-0302 REV P9	23.05.2025

