remove Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1951
Storrington Squash Club, Greyfriars Lane, Storrington, West Sussex, RH20 4HE

DESCRIPTION:
Removal of Conditions 9 and 13 of previously approved application DC/22/2297 (Demolition of existing Squash Club and construction of a residential building containing 8no flats, including the provision of 14no parking spaces, private outdoor amenity space and landscaping (Amended Plans)) Relating to water neutrality.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/22/2297 | Demolition of existing Squash Club and construction of a residential building containing 8no flats, including the provision of 14no parking spaces, private outdoor amenity space and landscaping (Amended Plans) | Application Permitted on 30.05.2025 |
| DC/20/2143 | Upgrading and re-surfacing of the existing car park, including parking bay delineation, installation of an entrance barrier, and hard and soft landscaping. | Application Permitted on 17.02.2021 |
| S106/25/0036 | Discharge Water-Neutrality Planning Obligations to application DC/22/2297. | Pending Consideration |

DESCRIPTION OF THE SITE
The application site comprises the Storrington Squash Club, which has closed down a number of years ago, but was formerly a privately-owned sports club with 3 squash courts and a bar / lounge for members, as well as a gym. The Storrington Lawn Tennis Club, comprising 8no courts and a pavilion / clubhouse, is located adjacent to the western side of the application site, and remains in different ownership and management, and is still an active sports club. Each site has its own car park area.

The site lies within the defined built up area boundary (BUAB) of Storrington, which is classified as a 'Small Town and Larger Village' in the settlement hierarchy. The existing building is essentially a two-storey building with low-pitch roof, with a blank elevation facing north.

Members resolved to permit an application at Committee in November 2023 for the re-development of the former Squash Club to form a new 3-storey flatted development block with resident parking, comprising 8 x 1, 2 and 3-bed flats, with balconies (under DC/22/2297), subject to the completion of an associated s106 agreement to secure the off-site water neutrality measures.

The associated s106 agreement was completed in May 2025 and focussed on the delivery of off-site water neutrality mitigation measures at a farm. On-site water neutrality measures, by way of water efficiency measures, were secured by way of planning conditions.

DESCRIPTION OF THE APPLICATION
Following the formal withdrawal of the Natural England Position Statement on 31st October, the applicant seeks the removal of the relevant planning conditions requiring the onsite water reduction measures (by way of conditions 9 and 13), and instead to enable a mains connection to be secured to the site.

The current proposal therefore forms a s73 amendment to remove Conditions 9 and 13 on permission DC/22/2297. Currently, these conditions require the following:

***9 Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:*
*- The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.*
*- Detail on how any failure of any samples will be investigated and managed.*
*- Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit*
*- Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.*
*- Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.*
*- The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.*
*- Detail on the continuity of supply during dry periods extending beyond 35 days.*
*- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.*
*- Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority*

*The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.*

*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), Paragraphs 192 and 193 of the National Planning Policy Framework (2024) its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).*

***13 Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (AQWN-HHCW-WN-1101-22-0003-R2, by Aquality, received 28/09/23). 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.*

*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), Paragraphs 192 and 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).*

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 16 – Strategic Policy: Meeting Local Housing Needs
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 38 – Strategic Policy: Flooding
Policy 40 – Sustainable Transport
Policy 41 – Parking
Policy 42 – Inclusive Communities
Policy 43 – Community Facilities, Leisure and Recreation

**Storrington, Sullington & Washington Neighbourhood Plan (2019)**
Policy 1 – A Spatial Plan for the Parishes
Policy 14 – Design
Policy 15 – Green Infrastructure and Biodiversity

Parish Design Statement:
Storrington & Sullington Parish Design Statement – July 2010

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

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

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

**Horsham District Local Plan (2023-40) (Regulation 19)**:
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 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 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

**West Sussex Joint Minerals Local Plan (2018)**
Policy M9 - Safeguarding Minerals

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

**Planning Advice Notes**:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

Consultations:
INTERNAL CONSULTATIONS
**HDC Conservation**: No Impact on Heritage

**HDC Economic Development**: as per DC/22/2297 = no comments

**HDC Environmental Health**: No Comments to make

**HDC Landscape Architect**: No impact on landscape

**HDC Arboriculture**: No Arboricultural concerns

OUTSIDE AGENCIES
**Southern Water**: No impact on drainage

**WSCC Highways**: No impact on highway matters

**Archaeology**: No archaeological implications

PUBLIC CONSULTATIONS
Representations:
None received

Parish Comments:
**Storrington and Sullington Parish Council**: Neutral comments, neither objecting nor supporting

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

**Water Neutrality**:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

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

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

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 1st November 2025, will not exceed 312,418 litres per person per day.

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

**Conclusions**:

As set out above, consent is sought under Section 73 of the Town and Country Planning Act to remove conditions 9, and 13 of the previously approved application DC/22/2297 in their entirety, as the requirements of Water Neutrality are no longer necessary given the formal withdrawal of the Natural England position statement on October 31st 2025.

Whilst a consent under S73 creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a s73 consent to revisit the principle of development on the site. Accordingly, the principle of development on this site remains settled and acceptable, along with all other matters not subject to these proposed amendments.

**Recommendation:**

**RECOMMENDATIONS**

To approve planning permission, subject to the conditions set out below:

1. A list of the approved plans

2. **Regulatory (Time) Condition:** The development hereby permitted shall begin on or before the 30.05.2028.

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 the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:
   i. Details of site management contact details and responsibilities;
   ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
      a. location of site compound,
      b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
      c. site offices (including location, height, size and appearance),
      d. location of site access points for construction vehicles,
      e. location of on-site parking,
      f. locations and details for the provision of wheel washing facilities and dust suppression facilities
   iii. 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;
   iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

   The construction 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 adjoining occupants and users of the access road during construction and in accordance with Policy 33, 40 and 41 of the Horsham District Planning Framework (2015).

4. **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 brought into use 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).

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

   Reason: As this matter is fundamental to ensure that the development is properly drained and complies with the current Building Regulations as well as Policy 38 of the Horsham District Planning Framework (2015).

6. **Pre-Commencement Condition:** No development shall commence until precise details (to include details shown on a plan) 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 Policy 33 of the Horsham District Planning Framework (2015).

7. **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:
   - All trees on the site shown for retention on approved drawing number [LAR2308-DRA-0102 P05], and as set out within the Arboricultural Report [LAR2308-ARB-REP-0120], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
   - Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
   - Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

   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).

8. **Pre-Commencement Condition:** No relevant development which will impact bat roosts, shall in in any circumstances commence unless 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 and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 33 of the Horsham District Planning Framework and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

9. N/A.

10. **Pre-Commencement (Slab) Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:
    a) Drawings to a scale not smaller than 1:5 fully describing:
    i) new windows and external doors.
    These drawings must show:
    - materials
    - decorative/protective finish
    - cross section of frame, transom, mullions, glazing bars, etc
    - formation of openings including reveals, heads, sills, arches, etc

- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- valleys
- eaves
- verges
- flat roof perimeters
- parapets
- roof mounted services and hardware such as, but not restricted to, air conditioning, solar panels and digital and telecommunication equipment.

b) Samples or specifications of all external materials and surface finishes.

c) A sample panel of projecting brickwork, not less than 0.8 sq.m, constructed on site. Before any further brickwork is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged.

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

11. **Pre-Commencement (Slab) Condition:** No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species 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, orientations and heights 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 prior to occupation and shall be retained in that manner thereafter.

    Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

12. **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:
    - Details of all existing trees and planting to be retained
    - Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
    - Details of all hard surfacing materials and finishes
    - Details of all boundary treatments, retaining walls, patios and decked areas
    - Details and locations of rainwater harvesting tanks subject to the water neutrality statement

    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).

13. N/A

14. **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum of 30 megabytes per second through full fibre broadband connection shall be 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).

15. **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, refuse and recycling details shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage 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).

16. **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, the parking turning and access facilities shall be implemented in accordance with the approved details as shown on plan [20020-PL-05 Rev C] and shall be thereafter retained as such.

    Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

17. **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

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

18. **Pre-Occupation Condition:** Prior to occupation, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

19. **Regulatory Condition**: The development shall be carried out in accordance with the details contained in the Bat Survey Report (Verdant Ecology, May 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

    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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

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

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

21. **Regulatory Condition:** No plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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

22. **Regulatory Condition:** 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).

23. **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).

24 **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).

POSITIVE AND PROACTIVE STATEMENT

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

---

**Plans list for: DC/25/1951**

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

Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Floor plan | Ground, First, Second, Roof, and Landscape, as proposed | 20020-PL-05 REV C | 24.07.2023 |
| Elevation plan | As proposed | 20020-PL-06 REV B | 24.07.2023 |
| Elevation plan | North and East, (Colour), as Proposed | 20020-PL-10 REV B | 24.07.2023 |
| Elevation plan | South and West, (Colour), as Proposed | 20020-PL-11 REV A | 24.07.2023 |
| Block plan | | 20020-PL-02 REV C | 24.07.2023 |
| Details plan | Tree Protection Plans | LAR2308-ARBDRA-0102 REV P05 | 15.08.2023 |
| Details plan | Deck and Building Position Detail | 20020-SK-011 | 24.07.2023 |

**DELEGATED**

Case Officer sign/initial Nicola Pettifer Date: 06/01/2026

Authorising Officer sign/initial J Hawkes Date: 08.01.2026