



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0360

Land at Gate Cottage, The Street, Thakeham, West Sussex,

DESCRIPTION:

Removal of Condition 8 of previously approved application DC/24/0070 (Erection of two dwellings together with associated works) relating to water neutrality.

RELEVANT PLANNING HISTORY:

DC/24/0070

Erection of two dwellings together with associated works.

Application Permitted on
03.02.2025

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 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 38 - Flooding
Policy 41 – Parking

Thakeham Neighbourhood Plan to 2031

Thakeham 1: A Spatial Plan for the Parish
Thakeham 6: Design
Thakeham 7: Heritage Assets
Thakeham 10: Green Infrastructure & Valued Landscapes

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

Strategic Policy 3 – Settlement Expansion
Strategic Policy 11 – Environmental Protection
Strategic Policy 17 – Green Infrastructure and Biodiversity
Strategic Policy 19 – Development Quality
Strategic Policy 20 – Development Principles
Strategic Policy 24 – Sustainable Transport
Strategic Policy 25 – Parking

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:

None received

Representations:

None received

Parish Comments:

No comment.

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

Planning permission was previously granted for the erection of two dwellings together with associated works under application reference DC/24/0070. This current application seeks to remove Condition 8 of approved application DC/24/0070, which states: -

8. ***Pre-Occupation Condition:*** *The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Report November 2024). Neither of the new dwellings 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 and the water efficiency measures set out within the water neutrality strategy at:*

- *1 New Cottages, The Street, Thakeham, RH20 3EP;*
- *2 New Cottages, The Street, Thakeham, RH20 3EP; and*
- *Thakeham Place Cottage, The Street, Thakeham, RH20 3EP*

as shown on drawing ref: 1894 2301 Rev A Existing Location Plan have 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 within each dwelling.

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 (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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. The above condition was imposed to ensure this was the case with the proposed development.

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

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

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers considers by removing condition 8 of the approved planning permission DC/24/0070 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. It is however considered reasonable and necessary to impose a condition limiting water consumption at the development to 110 litres per person per day, and this would be secured through condition.

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted must be commenced by the 03.02.2028.

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

- 3 **Pre-Commencement Condition:** No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- (a) A named person for residents to contact during site working hours;
- (b) Detailed Site logistics arrangements;

- (c) Details regarding dust and noise mitigation measures to be deployed;
- (d) Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in the interests of road safety and visual amenity in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** Development shall not begin until a surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved detailed before the development is completed. The scheme shall also include:

- (a) Assessment of greenfield runoff rates. The greenfield runoff rates must be calculated for the total greenfield site area then adjusted pro-rata for the proposed impermeable area.
- (b) Control orifices 100mm or less must be guarded to reduce the risk of blockages.
- (c) All flow control chambers must be provided with an overflow weir for orifices of any diameter.
- (d) Provision of a detailed network design suitable for Full Application. Provision of standard detailed drawings and proprietary device details.
- (e) Provision of full maintenance details.
- (f) Provision of the referenced Structural Engineer's Drawings for Drainage and Weep Hole Details.
- (g) The proposed outfall is outside of the provided redline boundary. Confirmation of either; the applicants land ownership, or third-party easement agreements for the drainage network outfall to be constructed and maintained must be provided.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement 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 to achieve stated objectives;
- (c) Locations of proposed enhancement measures by appropriate maps and plans;
- (d) Persons responsible for implementing the enhancement measures;
- (e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details 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).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a lighting design strategy for biodiversity 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 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).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

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

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

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

- 8 NOT USED.

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with approved drawing number 1894 2310 Rev A Proposed Site Plans. The car parking spaces permitted shall thereafter be retained as such for their designated use.

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

- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking 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).

- 11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and 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).

- 12 **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).

- 13 **Regulatory Condition:** The new roof junctions at ridge, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

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).

- 14 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the works, mitigation and enhancement measures set out in Technical Response (The Ecology Partnership, December 2024), Technical Response (The Ecology Partnership, July 2024) and Further Surveys (The Ecology Partnership, July 2022. This includes the non-licensed Precautionary Method Statement for bats in Section 4.17 of Appendix 1 PEA of the Technical Response (The Ecology Partnership, December 2024), which avoids impacts on European Protected Species. 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: 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).

- 15 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment and Outline Method Statement (NJCL 772) and the Tree Protection Plan (NJCL_772_02_140920).
- Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).
- 16 **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).
- 17 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order) no development falling within Classes A, D and E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.
- Reason: To safeguard the amenities of nearby residents in accordance with policy 33 of the Horsham District Planning Framework (2015).
18. **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), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/26/0360

(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
Supporting Statement		NONE	27.02.2026
Supporting Statement	Technical Response to Drainage comments	NONE	19.04.2024
Supporting Statement	Drainage Network Calculations	NONE	30.09.2024
Supporting Statement	Additional Drainage Results	NONE	30.09.2024
Supporting Statement	Greenfield Runoff Rate Estimation UK SuDS	NONE	30.09.2024
Supporting Statement	Ecology - Technical Response	NONE	21.08.2024
Supporting Statement	Ecology - Technical Response	NONE	16.12.2024
Location plan		1894 2301 A	19.04.2024
Site plan	Existing	1894 2302	12.01.2024
Section plan	Existing, Sheet 1	1894 2303	12.01.2024
Section plan	Existing, Sheet 2	1894 2304	12.01.2024
Site plan	Proposed	1894 2310 A	29.11.2024
Floor plan	Proposed and Roof Plan	1894 2311 A	29.11.2024
Elevation plan	Proposed front and rear	1894 2320 A	29.11.2024
Elevation plan	Proposed side	1894 2321 A	29.11.2024
Section plan	Proposed	1894 2322 A	29.11.2024
Details plan	Porch Detail 01	1894 2502	12.01.2024
Details plan	Porch roof Detail 02	1894 2503	12.01.2024
Details plan	Porch roof detail 03 and 04	1894 2503	12.01.2024
Details plan	Typical Balustrade and External Step Details	1894 2505	12.01.2024
Details plan	Typical Balustrade and External Step Details	1894 2506	12.01.2024
Details plan	Typical Balustrade and External Step Details	1894 2507	12.01.2024
Plans	Site set up	1894 2508	12.01.2024
Plans	Site Compound	1894 2509	12.01.2024
Plans	Biodiversity Enhancement Strategy	1894 2510	12.01.2024
Layout plan	Drainage	2000.0027 REV P2	30.09.2024
Supporting Statement	Sustainability	5233 REV 2	12.01.2024
Supporting Statement	Arboricultural Assessment and Method	NJCL 772	12.01.2024
Tree plan		NJCL 772 01 140920	12.01.2024
Tree plan	Protection	NJCL 772 02 140920	12.01.2024
Supporting Statement	Planning and Heritage	004/24	12.01.2024
Supporting Statement	Ecology	NONE	12.01.2024
Supporting Statement	Drainage	2000.0027	12.01.2024

Supporting Statement	Materials Specification	NONE	12.01.2024
Supporting Statement	Set up plan	NONE	12.01.2024
Supporting Statement	Biodiversity Enhancement Strategy	NONE	12.01.2024
Supporting Statement	Technical Response to Drainage comments	NONE	19.04.2024
Supporting Statement	Drainage Network Calculations	NONE	30.09.2024
Supporting Statement	Additional Drainage Results	NONE	30.09.2024
Supporting Statement	Greenfield Runoff Rate Estimation UK SuDS	NONE	30.09.2024
Supporting Statement	Ecology - Technical Response	NONE	21.08.2024
Supporting Statement	Ecology - Technical Response	NONE	16.12.2024
Location plan		1894 2301 A	19.04.2024
Site plan	Existing	1894 2302	12.01.2024
Section plan	Existing, Sheet 1	1894 2303	12.01.2024
Section plan	Existing, Sheet 2	1894 2304	12.01.2024
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Details plan	Typical Balustrade and External Step Details	1894 2505	12.01.2024
Details plan	Typical Balustrade and External Step Details	1894 2506	12.01.2024
Details plan	Typical Balustrade and External Step Details	1894 2507	12.01.2024
Plans	Site set up	1894 2508	12.01.2024
Plans	Site Compound	1894 2509	12.01.2024
Plans	Biodiversity Enhancement Strategy	1894 2510	12.01.2024
Layout plan	Drainage	2000.0027 REV P2	30.09.2024
Supporting Statement	Sustainability	5233 REV 2	12.01.2024
Supporting Statement	Arboricultural Assessment and Method	NJCL 772	12.01.2024
Tree plan		NJCL 772 01 140920	12.01.2024
Tree plan	Protection	NJCL 772 02 140920	12.01.2024
Supporting Statement	Planning and Heritage	004/24	12.01.2024
Supporting Statement	Ecology	NONE	12.01.2024

Supporting Statement	Drainage	2000.0027	12.01.2024
Supporting Statement	Materials Specification	NONE	12.01.2024
Supporting Statement	Set up plan	NONE	12.01.2024
Supporting Statement	Biodiversity Enhancement Strategy	NONE	12.01.2024