Horsham District Council

Mr Matt Smith
D&M Planning Ltd
1A High Street
Godalming
GU7 1AZ

Land To The North of High Bar Lane, Thakeham, West Sussex
Erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply.

Your application DC/23/2152 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

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

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

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

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Mr Matt Smith
D&M Planning Ltd
1A High Street
Godalming
GU7 1AZ

Application Number: DC/23/2152

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

On behalf of: High Bar Lane Ltd

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

Erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply.

Land To The North of High Bar Lane, Thakeham, West Sussex

to be carried out in accordance with Application No. DC/23/2152 submitted to the Council on 27/11/2023 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 09/05/2025

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

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Plans	High Bar Lane Visibility Splays	22001-01 REV C	02.02.2024
Plans	PROPOSED ROOF PLAN	(01) 007	27.11.2023
Plans	PROPOSED FLOOR AND ROOF PLAN (PLOTS 11 AND 12)	(02) 008	27.11.2023
Plans	PROPOSED SECTION PLAN (PLOTS 11-12)	(03) 012	27.11.2023
Plans	PROPOSED SIDE ELEVATIONS (PLOTS 23-28)	(03) 019	27.11.2023
Plans	PROPOSED SOLAR PANEL PLAN	(03) 100	27.11.2023

Plans	TOPOGRAPHICAL SURVEY SHEET 1 OF 2 (LAND AT HIGH BAR LANE) (REV A)		27.11.2023
Plans	TOPOGRAPHICAL SURVEY SHEET 2 OF 2 (LAND AT HIGH BAR LANE) (REV A)		27.11.2023
Plans	PROPOSED SITE SECTIONS	(04) 005	27.11.2023
Plans	PROPOSED STREET SCENE 1	(04) 011	27.11.2023
Plans	PROPOSED STREET SCENE 2	(04) 012	27.11.2023
Plans	PROPOSED STREET SCENE 3	(04) 013	27.11.2023
Plans	PROPOSED STREET SCENE 4	(04) 014	27.11.2023
Plans	PROPOSED STREET SCENE 5	(04) 015	27.11.2023
Plans	PROPOSED STREET SCENES	(04) 020	27.11.2023
Plans	High Bar Lane/4. Deliverables	664190/Figure01 REV 03	15.11.2024
Plans	TREE PROTECTION PLAN	1721-KC-XX-YTREE-TPP01 REV E	16.12.2024
Plans	Proposed Site Plan	30005 SKS P01 REV P02	09.12.2024
Plans	Site Location Plan	30005 SK LP01 REV 1	19.11.2024
Plans	Floor Plans	(02) 001 Plot 1	07.02.2024
Plans	Floor Plans	(02) 002 Plot 2	07.02.2024
Plans	Floor Plans	(02) 003 Plot 3	07.02.2024
Plans	Floor Plans	(02) 004 Plots 4 & 5	07.02.2024
Plans	Floor Plans	(02) 005 Plots 4 & 5	07.02.2024
Plans	Ground & First Floor Plans	(02) 006 Plots 8, 9 & 10	07.02.2024
Plans	Second Floor & Roof Plans	(02) 007 Plots 8, 9 & 10	07.02.2024
Plans	Ground & First Floor Plans	(02) 009 Plots 13, 14, 15 & 16	07.02.2024
Plans	Second Floor & Roof Plans	(02) 010 Plots 13, 14, 15 & 16	07.02.2024
Plans	Ground & First Floor Plans	(02) 011 Plots 17, 18, & 19	07.02.2024
Plans	Apartment Plans	(02) 015 Plots 23 to 28	07.02.2024
Plans	Second Floor & Roof Plans	(02) 012 Plots 17, 18, & 19	07.02.2024
Plans	Ground Floor & First Floor Plans	(02) 013 Plots 20, 21 & 22	07.02.2024
Plans	Second Floor & Roof Plans	(02) 014 Plots 20, 21 & 22	07.02.2024

Plans	Apartment Plans	(02) 016 Plots 23 to 28	07.02.2024
Plans	Elevations	(03) 001 Plot 1	07.02.2024
Plans	Elevations	(03) 002 Plot 2	07.02.2024
Plans	Elevations	(03) 003 Plot 3	07.02.2024
Plans	Elevations	(03) 004 Plots 4 & 5	07.02.2024
Plans	Sections	(03) 005 Plots 4, 5, 6 & 7	07.02.2024
Plans	Elevations	(03) 006 Plots 6 & 7	07.02.2024
Plans	Front & Rear Elevations	(03) 007 Plots 8, 9 & 10	07.02.2024
Plans	Side Elevations	(03) 008 Plots 8, 9 & 10	07.02.2024
Plans	Sections A-A & B-B	(03) 009 Plots 8, 9 &10	07.02.2024
Plans	Sections C-C & D-D	(03) 010 Plots 8	07.02.2024
Plans	Elevations	(03) 011 Plots 11 & 12	07.02.2024
Plans	Elevations	(03) 013 Plots 13, 14, 15 & 16	07.02.2024
Plans	Section	(03) 014 Plots 13, 14, 15 & 16	07.02.2024
Plans	Elevations	(03) 015 Plots 17, 18 & 19	07.02.2024
Plans	Section	(03) 016 Plots 17 to 22	07.02.2024
Plans	Elevations	(03) 017 Plots 20, 21 & 22	07.02.2024
Plans	Front & Rear Elevations	(03) 018 Plots 23 to 28 (Apartment Block)	07.02.2024
Plans	Side Elevations	(03) 019 Plots 23 to 28 (Apartment Block)	07.02.2024
Plans	Section A-A	(03) 020 Plots 23 to 28 (Apartment Block)	07.02.2024

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

2 **Regulatory (Time) Condition**: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

3 **Pre-Commencement Condition**: 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:

i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location. Details of site management contact details and responsibilities; A description of the construction programme which identifies activities likely to cause high levels of noise or dust; Site working hours and a named person for residents to contact;
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, and method of access and routing of vehicle during construction
    e. the anticipated number, frequency and types of vehicles used during construction and location of on-site parking of vehicles by site operative and visitors, including deliveries and details of traffic construction routing to and from the site.
    f. the loading and unloading of plant, materials and waste, the storage of plant and materials used in construction of the development, the erection and maintenance of security hoarding, and locations and details for the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders), and dust suppression facilities.
iii. The arrangements and details of public engagement and 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; Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring; 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

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

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

4 **Pre-Commencement Condition**: 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 [1721-KC-XX-YTREE-TPP01 Rev E TREE PROTECTION PLAN], 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) and Policy THAKEHAM6 of the Thakeham Parish Neighbourhood Plan (2017).

5 **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 an updated Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

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

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy THAKEHAM6 of the Thakeham Parish Neighbourhood Plan (2017).

6 **Pre-Commencement Condition**: No development shall commence until an updated plan aligned with the updated Arboricultural Method Statement and informed by the approved drawing number 1721-KC-XX-YTREE-TPP01 Rev E TREE PROTECTION PLAN, detailing all trees and planting to be retained on the site has been submitted to and approved, in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details and no trees or hedges shown to be retained 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.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy THAKEHAM6 of the Thakeham Parish Neighbourhood Plan (2017).

7 **Pre-Commencement Condition**: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping

proposals and updated Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy THAKEHAM6 of the Thakeham Parish Neighbourhood Plan (2017).

8 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. 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 to comply with Policy 38 of the Horsham District Planning Framework (2015).

9 **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), of the site be submitted to and approved, in writing, by the local planning authority:

(a) An intrusive site investigation scheme, based on the Phase 1 Desk Study 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.
(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation 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).

10 **Pre-Commencement Condition**: No development shall commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the 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 Development Planning Framework (2015).

11 **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, method statement, and Flood Risk & Water Neutrality Assessment by Price & Myers, 24th January 2024, revision 5 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 the NPPF and Policy 38 of the Horsham District Planning Framework (2015).

12 **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 Offsetting Water Scheme;
or
ii. Confirmation has been submitted to and been approved in writing by the Local Planning Authority that the water demand from the proposed development will be served from the onsite borehole(s) in accordance with the submitted water neutrality statement (dated 'November 2023 Updated July 2024'; received 24/07/2024); 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 borehole(s) has been fully implemented and is operational. The approved borehole(s) shall thereafter be retained, maintained and operated at all times.

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 Horsham District Planning Framework (2015), 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).

13 **Pre-Commencement Condition**: Subject to condition 12 above, no development, other than the drilling of the borehole, shall commence until a groundwater investigation report, undertaken by a suitably competent and qualified consultant, has been submitted to and approved, in writing, by the local planning authority. The groundwater investigation report shall include, but necessary be limited to, the below information:

i. Detailed commentary on the site investigation and the sampling of the borehole(s) with reference to current British Standards and technical guidance.
ii. Detailed commentary on the sampling results and comparison to UK assessment criteria.
iii. Site location plan and site plan showing location of the boreholes on the application site, including the secondary backup borehole in the event the first borehole were to fail.

iv. Borehole logs in accordance with current British Standards.
v. Laboratory certificates indicating that all parameters detailed in Schedule 1 of The Private Water Supplies (England) Regulations 2016 have been tested for.

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), the National Planning Policy Framework, 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).

14 **Pre-Commencement (Slab Level) Condition**: Subject to condition 12 above, no development above ground floor slab level of the dwellings hereby permitted shall take place until a mitigation scheme, undertaken by a suitably qualified and competent consultant, has been submitted to and been approved in writing by the Local Planning Authority that demonstrates how the water from the borehole(s) will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent). The mitigation scheme shall a) provide sufficient detail on the management and maintenance of the proposed treatment system to ensure it can prevent fouling of the RO membranes and reduce the parameters identified as elevated in the sampling to date to acceptable concentrations and b) ensure that the components of the proposed treatment system are compliant with Regulation 31 of The Water Supply (Water Quality) Regulations 2016 (or subsequent superseding equivalent) and Water Regulations Approval Scheme (or subsequent superseding equivalent). The mitigation scheme shall be implemented in full prior to first occupation of any dwelling and shall be retained and maintained at all times 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), the National Planning Policy Framework, 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).

15 **Pre-Commencement (Slab Level) Condition**: Subject to condition 12 above, no development above ground floor slab level of the dwellings hereby permitted shall take place until a Private Water Supply Management Plan (PWSMP) has been submitted to and approved in writing by the Local Planning Authority. The PWSMP shall include, but not necessarily be limited to, the following information:

i. Detail on the sampling and testing regime, undertake in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), with detail on how any failure of any samples will be investigated and managed.
ii. Confirmation that a Regulation 6 risk assessment (or subsequent superseding equivalent), undertaken by a suitably competent and experienced person in accordance with relevant guidance and statutory requirements, shall be undertaken before the private water supply is brought into use and at least once every five years thereafter with the findings of the risk assessment submitted to the LPA.
iii. Detail on the maintenance, servicing and cleaning of the pump, pumphouse, water treatment equipment, tanks, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include sufficient detail on proposed maintenance to address the risks from fouling.
iv. Full specifications and details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit

v. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, maintenance and for making these records available to Local Authority officers when reasonably requested.
vi. A named person for residents to contact (24/7) in an event of a failure or issue with the private water supply; Detail on the continuity of supply during dry periods extending beyond 35 days and continuity plan 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 Planning Authority.

The management plan shall be implemented as approved and maintained for the lifetime of the development. The management plan shall be reviewed annually and any revisions shall be submitted to and approved in writing by 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), the National Planning Policy Framework, 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).

16 **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(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies THAKEHAM6 and THAKEHAM10 of the Thakeham Parish Neighbourhood Plan (2017).

17 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until the areas of advance planting, noted as 'New tree screen' approved under 30005 SKS P01 REV P02 Proposed Site Plan are delivered. Confirmation of the delivery of these landscape works shall be submitted to and approved, in writing, by the Local Planning Authority.

The approved landscaping 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 identified adverse effects of the development are satisfactorily mitigated, including during construction, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies THAKEHAM6 and THAKEHAM10 of the Thakeham Parish Neighbourhood Plan (2017).

18 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted until a scheme for sound attenuation protecting future occupiers of the proposed development from external noise from the adjacent Thakeham Mushroom site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to recommendations set out in the submitted Noise report and include the acoustic mitigation scheme (bund and fence both located in estate managed land outside of individual plot ownership demise) have been provided on the land in full accordance with the details shown on approved drawing 664190/Figure01/Rev03 High Bar Lane/4. Deliverables. The approved sound attenuation works shall be completed before the dwellings are occupied and retained as provided thereafter.

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

19 **Pre-Occupation Condition**: Subject to condition 12 above, no internally and/or externally located plant, machinery equipment or building services plant from the borehole plant room/pump house shall be operated until an assessment of the acoustic impact arising from the operation of all such equipment has been undertaken and has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014 and shall include a scheme of attenuation measures to mitigate any adverse impacts identified in the acoustic assessment and ensure the rating level of noise emitted from the proposed building services plant is no greater than background levels. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

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

20 **Pre-Occupation Condition**: The development shall not be first occupied until details, including technical drawings and plans, of a dropped kerb and tactile paving to be located where the eastern footway wrapping round the new site access terminates to provide a usable link from the site to join the southern footway is submitted to and approved in writing by the Local Planning Authority, and the details so agreed provided out on the site.

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

21 **Pre-Occupation Condition**: The development 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 the National Planning Policy Framework and Policy 38 in Horsham District Planning Framework.

22 **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. In the event of tree number 27 (as identified on 1721-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevD Tree Survey and Impact Assessment for land at High Bar Lane, Thakeham (December 2024) by Keen Consultant) failing or dying within 5 years of the works to form the vehicular access commencing on site, a replacement tree, to be agreed in writing with the Local Planning Authority, including to an agreed Standard, shall be planted in an agreed location.
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit/underground guying details, including details for sloping ground and position of root barriers if required, details, including a detailed plant schedule including information on species and sizes for proposed native woodland shrub plants, native hedgerow whips, native woodland scrub plants, structural/feature trees, ground cover plants, and dry pond plants if applicable. For trees, a representation of sizing when fully mature to fully assess long term sustainability. An alternative ground cover plant to Vinca major should be considered due to its rigorous growth and potential to suppress other plant growth. Vinca minor could be a suitable alternative for similar benefits.
- Details of all hard surfacing materials and finishes and details of all boundary treatments (including walls/fences), including specification of paving and boundary treatments between dwellings, the bridleway, and all existing and proposed levels for external earthworks associated with the landscape proposals - such as SuDS, retaining walls, banking etc - including cross sections where necessary.
- Details and specification communal garden serving the apartment block and details of minor artefacts and structures - such as bin stores, cycle stores, street furniture and signage - including location, size, colour and specification.
- Coordination with the Landscape Ecological Management and Maintenance Plan (LEMMP) detailing management responsibilities, specification and maintenance schedules, and Landscape and Ecological Management and Maintenance Plan, including locations of bat boxes, hedgehog houses and bug hotels marked on plan.

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

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity

in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies THAKEHAM6 and THAKEHAM10 of the Thakeham Parish Neighbourhood Plan (2017).

23 **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 9(b) above 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 9(b), 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).

24 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of any planting to be removed to facilitate the visibility splays for the access serving the development have been submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and to ensure a satisfactory development that is sympathetic to the landscape and townscape character, and in the interests of visual amenity in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015) and Policies THAKEHAM6 and THAKEHAM10 of the Thakeham Parish Neighbourhood Plan (2017).

25 **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) and Policy THAKEHAM13 of the Thakeham Parish Neighbourhood Plan (2017).

26 **Pre-Occupation Condition**: Prior to occupation of the development a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Ecology Partnership, December 2022), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework Policy and THAKEHAM10 of the Thakeham Parish Neighbourhood Plan (2017).

27 **Pre-Occupation Condition**: Prior to occupation of the development a Landscape and Ecological Management and Maintenance Plan (LEMMP) shall be submitted to, and be

approved in writing by, the local planning authority prior to commencement of the development. The content of the LEMMP shall include the following:

a) long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility for all communal landscape areas
b) Description and evaluation of features to be managed.
c) Ecological trends and constraints on site that might influence management.
d) Aims and objectives of management.
e) Appropriate management options for achieving aims and objectives.
f) Prescriptions for management actions.
g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
h) Details of the body or organisation responsible for implementation of the plan.
i) Ongoing monitoring and remedial measures.

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

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and to ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policies 31, 33 of the Horsham District Planning Framework (2015) and Policies THAKEHAM6 and THAKEHAM10 of the Thakeham Parish Neighbourhood Plan (2017).

28 **Pre-Occupation Condition**: Prior to occupation of the development a lighting design scheme for biodiversity based on GN: 08/23 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: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework and Policies THAKEHAM6 and THAKEHAM10 of the Thakeham Parish Neighbourhood Plan (2017).

29 **Pre-Occupation Condition**: Prior to occupation of the development and 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 21 above. 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 the National Planning Policy Framework and Policy 38 in Horsham District Planning Framework (2015).

30 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policies 33 and 39 of the Horsham District Planning Framework (2015).

31 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the car parking spaces (including garages where applicable), turning and access facilities necessary to serve that dwelling have been constructed and made available for use in accordance with approved drawings. The car parking spaces permitted shall thereafter be retained as such for their designated use for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure that adequate access and car parking provisions are available in accordance with the requirements of Policies 40 and 41 of the Horsham District Planning Framework (2015).

32 **Pre-Occupation Condition**: Notwithstanding the submitted details, no part of the development shall be first occupied until details including construction method and surfacing material and finish of all internal roads, footways (including the footway on the east side of the access road linking to the existing play area avoiding the Root Protection Areas), and visitor car parking serving that part of the development have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To safeguard the longevity of the treed frontage to High Bar Lane, to ensure suitable appropriately surfaced access, and in order to safeguard the character and visual amenities of the locality in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015) and Policy THAKEHAM6 of the Thakeham Parish Neighbourhood Plan (2017).

33 **Pre-Occupation Condition**: No buildings containing flats or maisonettes shall be occupied until a strategy for the provision of electrical vehicle charging points to serve the flats or maisonettes within that building has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the building containing the flats or maisonettes and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015).

34 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the cycle parking facilities serving that dwelling have been constructed and made available for use in

accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall thereafter be retained as such for their designated use.

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).

35 **Pre-Occupation Condition**: Notwithstanding the submitted details, no development shall be occupied until full details of the open space and play provision have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and shall include, but not limited to, location of each area, type of play equipment, surfacing, planting, fencing, seating, bins, dog waste bins, and signage for each area- including location, size, colour and specification. The open spaces and play provision shall be installed in accordance with details approved by the Local Planning Authority and maintained as such thereafter.

Reason: To ensure that satisfactory provision for outdoor play and recreation is made within the development, in the interests of the amenity of future occupiers of the development, in accordance with Policies 32, 33, 39 and 43 of the Horsham District Planning Framework (2015).

36 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with details submitted to and approved in writing by the Local Planning Authority.

The details so submitted shall include relocation of the communal bin store that serves plots 23 - 28 to the refuse collection point situated in the car park opposite the block, of size sufficient to accommodate x3 360litre refuse bins, x6 240L recycling bins and would also need room for an additional 140L food waste bin.

The refuse and recycling facilities so approved 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).

37 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the on-site measures of the Water Neutrality Statement by D&M Planning D&M REF: 001/23/MS Updated July 2024 and Flood Risk & Water Neutrality Assessment REV 6 Final Document 19th August 2024 by Price and Myers High Bar Lane, West Sussex Job Number 30005. 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 the on-site measures for that dwelling has been implemented in full (including evidence of the installation of the specification of fittings and appliances in accordance with the Price and Myers Flood Risk & Water Neutrality Assessment REV 6, and completion of the as built Part G water calculator or equivalent to meet the required water consumption flow rates. The installed measures shall be retained as such thereafter, or to a similar or improved water performance.

Reason: To ensure the quality of water is maintained and 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), the National Planning Policy Framework, 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).

38 **Pre-Occupation Condition**: Subject to condition 12 above, no dwelling shall be first occupied until a risk assessment compliant with regulation 6 the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent) undertaken by a suitably competent and experienced person has been submitted to and approved in writing by 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), the National Planning Policy Framework, 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).

39 **Pre-Occupation Condition**: Subject to condition 12 above, no dwelling shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from the tap within the dwelling(s) been a) sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies, b) has been analysed by a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification and c) meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent).

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), the National Planning Policy Framework, 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).

40 **Regulatory Condition**: All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated 24th January 2024), this includes all new residential dwellings to have a finished floor level raised a minimum of 150 mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and Policy 38 in Horsham District Planning Framework (2015).

41 **Regulatory Condition** : All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Ecology Partnership, December 2022), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Non-licensed Precautionary Method Statement for bats in Section 4.5 of the Bat Preliminary Ground Level Tree Roost Assessment (Ecology Partnership, January 2024) and the Non-licensed Precautionary Method Statement for Hazel Dormouse in Sections 4.5 and 4.58 of the Preliminary Ecological Appraisal (Ecology Partnership, December 2022), which avoids impact on European Protected Species. This also includes the Precautionary Method Statement for reptiles in Section 4.53 of the Preliminary Ecological Appraisal (Ecology Partnership, December 2022) which avoids impacts on protected species 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 and enhance 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).

42 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to safeguard the character and visual amenities of the locality and/or highway safety and in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy THAKEHAM6 of the Thakeham Parish Neighbourhood Plan (2017).

43 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours (8am) to 18:00 hours (6pm) of the same day Mondays to Fridays and 08:00 hours (8am) to 13:00 hours (1pm) 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).

44 **Regulatory Condition**: Subject to condition 12 above, no dwelling unit hereby permitted shall be connected to or draw supply from the mains water supply except for emergency purposes in the event of a temporary failure of the borehole system. Where a temporary failure has occurred, the occupiers shall immediately undertake the contingency measures set out in the management and maintenance plan agreed under condition 15 above until such time as the system is fully operational. The occupiers of each dwelling shall keep an ongoing record of all water taken from the mains supply and hold written evidence to explain why it was necessary as an exceptional measure to take water from the mains supply.

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), the National Planning Policy Framework, 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).

45 **Regulatory Condition**: Subject to condition 12 above, prior to first use of the borehole system, details of the Source Protection Zone for the borehole shall be provided to the Local Planning Authority and Environment Agency, alongside evidence that all landowners within the Source Protection Zone have been notified of the borehole and their responsibilities to avoid contamination of the borehole supply.

Reason: To ensure the quality of water is maintained and 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), the National Planning Policy Framework, 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).

46 **Regulatory Condition**: Foundation piling of the development hereby permitted and repair and maintenance of the borehole using penetrative methods shall not be carried out other than

with the written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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), the National Planning Policy Framework, and Position Statement N7 of the Environment Agency's approach to groundwater protection.

47 **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).

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.