Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0642
Bowood, Bashurst Copse, Itchingfield, West Sussex, RH13 0NZ

DESCRIPTION:
Demolition of existing dwelling and garage. Construction of replacement dwelling with detached garage/garden store.

RELEVANT PLANNING HISTORY:

DC/24/1736	Demolition of existing dwelling. Construction of replacement dwelling with detached garage/garden store.	Application Refused on 10.01.2025
DC/17/0985	Erection of replacement 6 bed dwelling and detached garage (resubmission of DC/14/0420)	Application Permitted on 23.06.2017
DC/14/0420	Erection of replacement 6 bed dwelling and garage to include addition of a basement and utilise living accomodation in the roof space. (Renewal of DC/11/0418)	Application Permitted on 14.05.2014

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 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 14 - Shop Fronts and Advertisements
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes
Policy 18 - Retirement Housing and Specialist Care
Policy 19 - Park Homes and Residential Caravan Sites
Policy 20 - Rural Workers Accommodation
Policy 21 - Strategic Policy: Gypsy and Traveller Sites Allocations
Policy 22 - Gypsy and Traveller Sites
Policy 23 - Strategic Policy: Gypsy and Traveller Accommodation
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 29 - Equestrian Development
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Itchingfield Neighbourhood Plan
Itchingfield Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

To unlock the Itchingfield Neighbourhood Plan, further work has been commissioned to address the issue of water neutrality. This work and the modifications made to the Itchingfield Neighbourhood Plan was subject to a focussed consultation. The consultation ran from 2 September 2024 to the 14 October 2024 for 6 weeks. The consultation has now concluded. The Council has considered the representations it received during the focussed consultation on Water Neutrality. The Council has completed a Decision Statement recommending the plan proceed to Referendum and published on 8 November 2024. Further details on the Referendum will be announced shortly.

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 1 years. 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.

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

Parish Design Statement:

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

Horsham District Council - Arboriculture Specialist:
Horsham District Council's Arboriculture Officer commented:

"The development does not incur any direct impacts on the designated extent of Ancient Woodland (AW) in the rear amenity area. Arboricultural impacts are restricted to management of woody vegetation to the site frontage and proposals for engineering and associated levels alterations adjacent to the hornbeam trees situated on the NW boundary of the property"

Conditions were recommended to be attached.

OUTSIDE AGENCIES

Ecology Consultant (from DC/24/1736):
"The Bat Survey Report (Arun Ecology, September 2024) concludes that bats are likely absent from Building B1, with other site buildings and trees showing negligible bat roost potential. No further bat surveys are needed. The site includes eight buildings, woodland, grassland, and a stream. Three trees will be removed, but habitat connectivity and ancient woodland buffers will be maintained, ensuring no adverse effects on bat SAC integrity.

A project-level HRA Screening Report is recommended. Precautionary measures for protected species like hedgehogs and a 15m buffer for ancient woodland should be conditioned. Sufficient ecological information supports the application, with no objections except for Great Crested Newt, left to NatureSpace Partnership.

Mitigation measures, a Wildlife-Friendly Lighting Strategy, and biodiversity enhancements should be conditioned to avoid light impacts on bats and secure net biodiversity gains, aligning with statutory biodiversity duties."

Natural England:
No Objection - subject to appropriate mitigation being secured

Southern Water:
"We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-plantingguide-1_nwm.pdf) and the Sewerage Sector Guidance (https://www.water.org.uk/sewerage-sectorguidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains".

"In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken".

"The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation".

West Sussex County Council Local Highways Authority:
"The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal".

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
Itchingfield Parish Council recommends this planning application for approval

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

This application is for the Demolition of existing dwelling and garage. Construction of replacement dwelling with detached garage/garden store at Bowood, Bashurst Copse, Itchingfield, West Sussex. Bowood is a 1930s Tudor Revival thatched cottage sat on large plot with eyebrow windows and dormer detailing. The property sits outside the built-up area boundary and east of Ancient Woodland of which the aforementioned occupies part of the garden of Bowood. Bowood itself is not a Listed Building nor in a Conservation Area.

The previous recent submission of DC/24/1736 (Demolition of existing dwelling. Construction of replacement dwelling with detached garage/garden store) was refused permission on 10th January 2025. The reason for refusal included:

1 *The significant scale of the proposed development and its generic suburban design would result in overdevelopment of the site, being of a scale, height, proportion, and siting that would have an overbearing impact upon the visual amenities of the street scene, detracting from recognised build pattern and character of the wider street scene. In addition, the design of the proposed dwelling would vary greatly from the existing dwelling. The proposed development would therefore be contrary to Policies 26, 32 and 33 of the Horsham District Planning Framework (2015).*

2 *Insufficient information has been provided to demonstrate the proposal would not cause a loss or deterioration of the ancient woodland. This is particularly pertinent given the proposed location of the dwelling, within the 15m buffer area for the ancient woodland. Furthermore, insufficient justification for any loss or deterioration has been provided. This lack of demonstration is contrary to Policies 31 and 33 of the HDPF and paragraph 193 of the NPPF.*

This submission is an amended scheme of the same description.

Principle of Development:

Policy 1 of the Horsham District Planning Framework (HDPF) states that the council will take positive approach to development proposals, aligning with the National Planning Policy Framework's emphasis on sustainable development. It collaborates proactively with applicants to find solutions that enable project approval and enhance economic, social, and environmental conditions. Planning applications that comply with the Local Plan and relevant neighbourhood plans will be approved promptly unless material considerations suggest otherwise. If policies are absent or outdated, the Council will grant permission unless significant adverse impacts outweigh the benefits, or specific policies in the Framework restrict development.

Policy 4 of the HDPF refers to the expansion of settlements outside the built-up area, and states that such development is only supported where: the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

Policy 26 of the HDPF requires development in the countryside be of a scale that is appropriate to its countryside character and location and not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside. It also needs to be essential to its countryside location and to meet one of the following criteria:

- Support the needs of agriculture or forestry;
- Enable the extraction of minerals or the disposal of waste;
- Provide for quiet informal recreational use; or
- Enable the sustainable development of rural areas.

Policy 28 of the HDPF states that outside built-up area boundaries, replacement dwellings will be supported where the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis, and if it can be demonstrated that the building is not derelict. Replacement dwellings should not be disproportionate to the size of the existing dwelling (further assessed below).

Considering the existing arrangement and previous applications at the site which have permitted replacement dwellings, it would be considered that the principle of replacing the existing dwelling for a new development has been established and would accord with the above policies subject to further scrutineering.

Design and Appearance:

Paragraph 130 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

Policy 25 of the HDPF seeks that the natural environment and the local character of Horsham District including the landscape, the landforms and development pattern will be protected from inappropriate development. The policy aims to:

- Protects, conserves and enhances the landscape and townscape character, considering areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
- Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.

- Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.
- Conserve and where possible enhance the setting of the South Downs National Park.

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Bowood is currently a modest dwelling with a footprint of 120m^2 sat on a large plot with accompanying garage located west of Bowood. Bowood's architectural form is of 1930s Tudor Revival with thatched roofing. The dwelling includes eyebrow dormer to the site elevation with cues from this reflected in the windows to the front elevation. Though a quaint property, it is not considered to be of architectural / historical significance or importance which was confirmed via the previous application.

The new proposal which has been submitted is of a greater scale at around 240m^2. This would be of a marked increase compared to the existing dwelling, effectively doubling the scale of the proposal from the existing property in terms of occupied space. It is recognised that the plot size could accommodate a larger scale development and is a slight reduction in footprint from that refused under DC/24/1736 (260m^2). The last approved replacement dwelling onsite was under DC/17/0985 (Erection of replacement 6 bed dwelling and detached garage (resubmission of DC/14/0420)) with a footprint of approximately 180m^2. The proposed is also enlarged in terms of height against the existing dwelling from 8.6m to 9.4m, though is below the apex of the existing chimneys which are 10.2m.

The proposals position has been slightly drawn forward towards Bashurst Copse compared to the previous submission in order to pull the proposal away from the ancient woodland in the rear garden. This is considered appropriate to help set the property closer to the roadside and protect the ancient woodland to rear.

The proposed has undergone an architectural revision from that of DC/24/1736 changing from a faux-Georgian design to a Sussex farmhouse style which more accurately reflects the vernacular and wider architectural style of the area compared to the previous submission. The proposal is now considered to more accurately reflect the character of the area with detailing which is present in the locale.

The existing garage is also removed and replaced for a new garage in the same position as the existing though is enlarged to accommodate more vehicles and cycle storage. This is considered appropriate in conjunction with the main dwelling.

The proposal, though of a scale considered large is thought to be of a design, form and scale which is appropriate to the character and appearance of the existing site, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Trees and Landscaping:

Policy 31 of the HDPF promotes development that protects and enhances green infrastructure and biodiversity. It supports projects that maintain ecological networks, create new habitats, and improve existing biodiversity. Loss of green infrastructure must be mitigated or compensated, and protected trees must be replaced if felled. The policy prioritizes safeguarding designated nature sites and habitats, and requires rigorous assessment and mitigation for developments impacting sensitive areas like the Arun Valley SPA and the Mens SAC.

The proposal sits within Bashurst Copse, a verdant area. To the rear of Bowood is ancient woodland. It was considered by the arboriculturist that there was minor incursion within the buffer zone between the AW and the dwellings. The most direct impact from the proposal would be impacts to arboriculture to the north west of the site due to the revised frontage. There would be some detriment to the verdant area to front due to the works however, it is not considered that these works would necessitate refusal

of the scheme. Conditions were recommended to ensure a build that protects associated trees and vegetation.

Amenity Impacts:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Considering the seclusion of the plot, it would not be considered that there would be any greater impact on the amenity owing to the development than that compared to the existing.

It is considered that the siting and layout of the proposed and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

Policy 40 of HDPF promote development that provides safe and adequate access, suitable for all users. Policy 40 focuses on supporting development of a sustainable and integrated transport system that supports sustainable transport travel to access jobs, homes, and services. It encourages development that aligns with existing transport infrastructure, reduces carbon emissions, and looks to reduce travel distances and conflicts. Development will be supported where public transport access is improved, routes for cyclists and pedestrians are well implemented and ensures safe highways use for all transport modes.

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be appropriate to ensure highway safety. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

In accordance with the LHA, the LPA does not consider that the proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

It would be considered that proposal allows space for parking of multiple vehicles and therefore would accord with the policies above.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

The submitted strategy indicates an existing baseline water demand of 348.3l/d (116lpd based on an occupation of three). The proposed development would comprise a water demand on 314.6l/d, based on the average occupancy of the dwelling at 2.86 people and a Part G compliant water demand of 110lpd. Therefore, on the basis that a Part G compliant build would be required for the development, the development can be screened out from significant effect.

However, the submitted Water Neutrality Statement indicates that further mitigations, including the use of rainwater harvesting, could be utilised to further reduce the water demand of the dwelling. Through the use of rainwater harvesting (tank capacity 5000L for daily and drought purpose) and onsite efficiencies, the proposed water demand would be reduced to 176.2l/d. The strategy therefore demonstrates that the proposed use could use less water than the existing use by 172.1l/d.

As above, the mitigations use of rainwater harvesting would not be essential for the development to achieve water neutrality. However, the applicant still may well wish to carry these out. As such, the conditions relating to these work have been worded to provide the applicant with the choice should they wish to pursue the additional mitigations.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Water neutral
- Refuse and recycling storage
- EV charging
- Cycle parking facilities

Subject to these conditions the application will suitable reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusion

It is considered that the proposal abides by the policies laid out above and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain

District Wide (Zone 1)	442m2	198m2	244m2
		Total Gain	**244m2**
		Total Demolition	**198m2**

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

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

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

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin 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**: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

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

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 [Barry Holdsworth TPP dated 14/04/25], 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).

5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

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

6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (Arun Ecology, September 2024) has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

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 & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the National Planning Policy Framework (2024) and s40 of the NERC Act 2006 (as amended)

7 **Pre-commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until either:

i) the applicant has confirmed in writing to the Local Planning Authority that the replacement dwelling 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, or;
ii) full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality strategy (WATER NEUTRALITY REPORT: C3303 [received 17/04/2025]) have 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), Paragraphs 193 and 194 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

8 **Pre-Occupation Condition**: Subject to the requirement to discharge of condition 7(ii), prior to first occupation of development full details of the rainwater harvesting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include:

- Detail on the likely contaminants associated with the rainwater harvesting system,
- Detail on the 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 and the likely contaminants.

- Details of the risk assessment and proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
- Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, 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 any re-activation of the system after it has been out of use due to lack of rainfall/use.
- Details, including a plan or schematic, showing the supply including a site plan and/or schematic showing location of source, chambers, tanks, distribution network including valves, pipes, consumer premises and means to record the total water consumption of each unit
- 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

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 193 and 194 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

9 **Pre-Occupation Condition**: Subject to the requirement to discharge of condition 7(ii), the replacement dwelling hereby permitted shall not 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 193 and 194 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

10 **Pre-Occupation Condition**: The replacement dwelling shall not be first occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition**: Prior to the first occupation of the replacement dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits 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).

12 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. 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).

13 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan SP02 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).

14 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Pre-Occupation Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Survey Report (Arun Ecology, September 2024) and Preliminary Ecological Appraisal (Arun Ecology, September 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected species in Section 5.4.3 of the Preliminary Ecological Appraisal (Arun Ecology, September 2024), which avoids impacts on protected species.

This may 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 Development Framework (2015).

12 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [Barry Holdsworth AMS and TPP dated 10/04/25].

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).

17 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

- In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken
- The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation

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/25/0642

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Location plan		L01	17.04.2025
Site plan	Existing	SP01	17.04.2025
Site plan	Proposed	SP02	17.04.2025
Elevation plan	Existing and Proposed Street Scene	SS02	17.04.2025
Floor plan	Proposed Ground, First and Roof	X01	17.04.2025
Elevation plan	Proposed	04	17.04.2025
Elevation plan	Proposed South and West	04a Page 1	17.04.2025
Elevation plan	Proposed North and East	04a Page 2	17.04.2025
Section plan	Proposed	05	17.04.2025
Supporting Docs		Appendices 1 - 4	17.04.2025
Supporting Statement	Arboricultural Impact Assessment and Method	NONE	17.04.2025
Supporting Statement	Bat Survey	C-NJA-003-002-001	17.04.2025
Supporting Docs	Cover Letter	2/150	17.04.2025
Supporting Statement	Heritage	NONE	17.04.2025
Design & Access Statement		NONE	17.04.2025
Supporting Statement	Preliminary Ecological Appraisal	C-NJA-003-001-001	17.04.2025
Site plan	Proposed	BP02	17.04.2025
Supporting Docs	Existing fittings survey	C3303	17.04.2025
Supporting Statement	Water Neutrality	C3303	17.04.2025
Floor plan	Existing and roof	EX01	17.04.2025
Elevation plan	Existing	EX04	17.04.2025
Elevation plan	Proposed Garage	G01	17.04.2025
Floor plan	Proposed Garage	G02	17.04.2025
Section plan	Proposed Garage	G03	17.04.2025
Supporting Docs	Scandia-Hus Sustainability	NONE	17.04.2025

	Statement		
Tree plan	Protection	Sht-2	17.04.2025
Tree plan	Survey	Sht-1	17.04.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 21/07/2025

Authorising Officer sign/initial RHERMITAGE Date: 15.08.2025