Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1886
Lower Broadbridge Farm, Billingshurst Road, Broadbridge Heath, Horsham, West Sussex, RH12 3LR

DESCRIPTION:
Removal of Conditions 12 (water neutrality strategy), 15 (water efficiency measures and greywater recycling systems) and 19 (verification of implementation of water efficiency measures and greywater systems) of previously allowed application DC/22/1052 (Appeal Reference APP/Z3825/W/23/3321658) (Outline application for the development of the site to provide up to 133 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure with all matters reserved except access).

DETAILED DESCRIPTION:

Planning Application DC/22/1052 was Allowed at appeal on 07.03.2024.

This permission was for the following:

Outline application for the development of the site to provide up to 133 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure with all matters reserved except access.

This report will assess the impact of Natural England's formal withdrawal of their 2021 Position Statement on Water Neutrality since the granting of full planning permission at appeal made on the 7th of March 2024. The Position Statement was withdrawn by letter on 31st October 2025.

SITE AND SURROUNDINGS

As unchanged from the appeal.

RELEVANT PLANNING HISTORY:

DC/22/1052	Outline application for the development of the site to provide up to 133 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure with all matters reserved except access.	Application Refused on 09.02.2023. Allowed at appeal on 07.03.2024.
DC/25/0229	Non Material Amendment to previously approved application DC/22/1052 (Appeal Reference APP/Z3825/W/23/3321658) (Outline application for the development of the site to provide up to 133 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure with all matters reserved except access.) to correct drawing references within conditions 1 and 23 in respect of the Five Oaks roundabout works.	Application Permitted on 13.03.2025

RELEVANT PLANNING POLICIES

The listed policies/guidance/advice notes set out below. Since February 2024 the Council has adopted the Shaping Development in Horsham District Planning Advice Note on 17 September 2025. This replaces the Council's Facilitating Appropriate Development Planning Advice Note.

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 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 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

Slinfold Parish Neighbourhood Plan (June 2018).
Policy 3: Green Infrastructure
Policy 4: Conserve and Enhance Biodiversity
Policy 5: Development Principles
Policy 6: Housing Mix

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport

Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

Other Relevant Guidance and Policies:

- Planning Obligations and Affordable Housing Supplementary Planning Document (2017)
- Community Infrastructure Levy (CIL) Charging Schedule (2017)
- Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology
- Air Quality and Emissions Mitigation Guidance for Sussex (2020)
- Planning Advice Note: Biodiversity and Green infrastructure (2022)
- Planning Advice Note: Facilitating Appropriate Development (2022)
- Shaping Development in Horsham District

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

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:

Natural England (standing advice): No objection

PUBLIC CONSULTATIONS

Representations:

4no. letters of Objection have been received from 4 no. addresses, objecting to the application on the following grounds:

- Highways access and parking
- Overdevelopment
- Privacy, light and noise
- Trees and landscaping
- No new public infrastructure such as school.
- Reduced quality of life.
- The developers should be aiming to be better than the NPF guidelines and should be held to the figures originally produced to protect out water supplies.
- Can be seen from public vantage point

Parish Comments:

Slinfold Parish Council: No comment

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

Water Neutrality:

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

At the time of DC/22/1052 being permitted at appeal, water neutrality was to be achieved through greywater harvesting and re-use systems. The Inspector secured further offsetting through a Grampian condition and the unilateral agreement. Consent is sought to remove the water neutrality requirements of conditions 12, 15 and 19, as these are no longer required.

Condition 12:

No development pursuant to the outline planning permission hereby permitted shall commence until:

a) A water neutrality strategy containing the water offsetting measures as defined in the Section 106 Unilateral Undertaking accompanying this planning permission has been submitted to and approved in writing by Horsham District Council.
and
b) The approved water neutrality measures have been carried out and a report verifying the same has been submitted to and approved in writing by Horsham District Council.

or alternatively until
c) Horsham District Council has confirmed in writing that the requisite number of offsetting credits have been purchased, or alternatively that an appropriate water neutrality contribution has been paid, pursuant to the Section 106 Unilateral Undertaking accompanying this planning permission, in respect of the development under the Sussex North Offsetting Water Strategy and that development may commence.

Condition 15:

No development shall commence until full details of the water efficiency measures and greywater recycling systems required by the Water Neutrality Report V2 (by Quantum CE, dated 20 April 2023), appended to the DMH Stallard Statement of Case, together with intended measures for future maintenance and management, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented prior to the first occupation of any relevant dwelling and thereafter retained, unless replaced with measures with an equivalent and/or greater standard of efficiency in respect of mains-water consumption.

Condition 19:

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 on-site water efficiency measures and greywater recycling systems as outlined in the Water Neutrality Report V2 (by Quantum CE, dated 20 April 2023), appended to the DMH Stallard Statement of Case, relevant to that dwelling have been

implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

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

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

It is noted that representations have raised concerns about the lack of compliance with the water neutrality strategy and the potential water consumption. A shown above it is possible for the water use to be offset by savings elsewhere. Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day. A condition has been attached securing the development to the optional requirements of building regulation G2, limiting water usage of each dwelling to no more that 110 litres per person per day.

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

Other Material Planning Considerations:

Since planning approval was permitted other material planning considerations have arisen, set out below.

Principle of Development:
The principle of this development is established through the previous approval at appeal of DC/22/1052. No material considerations indicate that a different conclusion as to the principle of housing on this site should be reached.

Therefore, the main consideration since the approval by appeal in March 2024 is the impact of Natural England's formal withdrawal of their 2021 Position Statement on Water Neutrality.

This has been established under the granting by appeal of DC/22/1052.

National Policy

The Government published a consultation draft of its proposed reforms to the National Planning Policy Framework in December 2025, setting out the government's planning policies for England and how these are expected to be applied. As the consultation is at a very early stage the draft document could be

subject to significant changes, and the determination of this application is based on the extant National Planning Policy Framework (2024).

Local Policy

In the intervening time between February 2024 planning approval of DC/22/1052, the Horsham District Local Plan 2023 – 2024 (HDLP) has progressed to public hearing sessions with limited weight afforded to the HDLP. Progression of the HDLP into Examination has been halted to the Inspector's subsequent Interim Findings Letter which has recommended that the Plan be withdrawn, due to his view that the Council has failed to satisfactorily comply with the legal Duty to Co-operate. The Council is considering its position in response to this Letter. Accordingly, the weight attributed to the HDLP is unchanged, and limited.

The Council adopted the Shaping Development in Horsham District Planning Advice Note on 17 September 2025. This replaces the Council's Facilitating Appropriate Development Planning Advice Note. The document sets out the Council's aspirations and the weight that can be given to current policy within the context of current legislation, national policy and guidance. It reflects the same local planning policy that was considered in determination of DC/22/1052.

5YHLS and Affordable Housing Need

Since the appeal decision, the HDC Authority Monitoring Report also sets out the Council's latest position in terms of five-year housing land supply. The latest update published on 19 December 2025. The Council can only demonstrate a 34% (1.7 years) supply against the new requirement. For decision-making the titled balance under national planning policy still applies.

There is updated housing register since the appeal decision. However, as the housing mix is not fixed at outline, this will be a matter for subsequent Reserved Matters.

Summary of Policy Considerations

All the above are material considerations, but it is judged that none fundamentally change the basis of acceptance of the development by which the application was previously considered under the titled balance of national policy with weighted balance of benefits and harms (as reported in the Officer Report for the previous approval).

Flood Risk

Since permission was granted, the Environment Agency has updated national flood risk mapping and there has been change in national plan policy/planning practice guidance to how flood risk and allied drainage considerations are applied in decision-making. However, the application site is at no worsened risk of flooding (from all sources, including surface water) compared to February 2024.

Overall Summary on all other Material Considerations

The scheme is unchanged in respect to all other material planning considerations beyond those listed above, including development layout, residential amenities, accessibility and parking, and ecology matters separate of water neutrality. The conclusions on all other material planning considerations, including these, are set out in the Inspectors Report for DC/22/1052.

Other Matters:

Representations Received

Representations have raised concerns about the proposal resulting in a loss of amenity including a reduced quality of life; overdevelopment; issues with highways and parking; trees and landscaping and lack of public infrastructure. The principle of development was decided at appeal when application DC/22/1052 was granted on the 07.03.2024. The removal of the water neutrality would not result in any

changes to the development on the matters of concern raised by the representations to this current application.

Conditions:

A decision notice describing the new permission made under section 73 should set out all of the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect. DC/22/1052 was subject to a suite of conditions imposed to make the development acceptable by adequate provision of measures to deal with a host of environmental considerations, securing various mitigations and enhancements via prescriptive requirements. This relates to both the construction and operational phases of the development. Regarding these, it continues to be that all conditions imposed other than those sought to be varied as set out in preceding paragraphs, continue to meet the statutory tests for re-imposing and this will be the case when planning permission is re-issued.

The wording and ordering of these conditions will change from the original decision notice in reflection of current proposed removal of those conditions pertaining to water neutrality and the permitting of the Non-Material Amendment DC/25/0229 that substitute the access/roundabout arrangement drawing approved at Outline with REV B.

Conclusion:

The variations sought would not change the wider considerations of the scheme judged acceptable by the Inspector in February 2024 nor the matters of principle; the variations would not change the substantive nature of the conditions of relevance. The proposed amendments to the application because of the withdrawal of the 2021 Natural England Position Statement

There are no other changes proposed to the development, nor have there been any material changes to policy either nationally or locally that would alter the overall decision- or weighted decision-making process undertaken by Planning Committee in their resolution to approve the planning application.

The proposal would continue to deliver the full range of other intended benefits against the harms that continue not to be identified as substantial or demonstrable in the context of the titled balance under paragraph 11d of the National Planning Policy Framework.

The proposal is therefore considered supportable.

Recommendation: Application Permitted

Conditions:

1. Approved Plans

2. **Regulatory Condition** The development hereby permitted shall be carried out in accordance the following plans approved under planning permission DC/22/1052 and subsequent non-material amendment application DC/25/0229:
   - Location Plan, ref: 1273.S01 (dated 25.01.2022)
   - Indicative Access/Roundabout Arrangement, 1902029-11 REV B (Motion Technical Note 1: Design Audit dated 25 August 2022)

   Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

3 **Regulatory Condition** The detailed design of the development proposed through Reserved Matters applications pursuant to this outline permission shall have regard to, and broadly accord with, the principles set on the parameter plan ref:1273.S03 (dated 25.01.22) as approved under planning permission DC/22/1052.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

4 **Pre-Commencement Condition** Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

5 **Regulatory (Time) Condition** Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the 07.03.2024.

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

6 **Regulatory (Time) Condition** The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.

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

7 **Pre-Commencement Condition** No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location;
ii. Details of how residents will be advised of site management contact details and responsibilities;
iii. Detailed site logistics arrangements (to include details shown on a plan), including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil);
iv. Details regarding parking or site operatives and visitors, deliveries, and storage (to include details shown on a plan);
v. The means of access and routing of construction traffic to and from the construction site;
vi. The arrangements for public liaison prior to and during the demolition and construction works - newsletters, fliers etc;
vii. Details of any floodlighting, including location, height, type and direction of light sources, and intensity of illumination;
viii. Locations and details for the provision of wheel washing facilities and dust suppression facilities (to include details shown on a plan);
ix. Details for the management and control of noise.

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

Reason: As this matter is fundamental in 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).

8 **Pre-Commencement Condition** No development shall commence until a Construction Environmental Management Plan (Biodiversity) (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority, in line with the details contained within the Ecological Appraisal (Aspect Ecology Ltd, April 2022). 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 or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.
i) Containment, control and removal of any Invasive non-native species present on site.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and Policies 3 and 4 of Slinfold Neighbourhood Plan (2018), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

9 **Pre-Commencement Condition** No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

10 **Pre-Commencement Condition** No development shall commence until the following components of a scheme to deal with the risks associated with contamination of the site be submitted to and approved, in writing, by the Local Planning Authority:

(a) Having regard to the Phase II Contamination Risk Assessment (Reference: ES0007) full details of the remediation measures required and how they are to be undertaken; and

(b) 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, with the completed verification plan submitted to and approved by the Local Planning Authority in advance of the first occupation of any dwelling hereby approved.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

11 **Pre-Commencement Condition** No development shall commence, including ground clearance, or bringing equipment, machinery or materials onto the site, until an 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 details to be submitted shall have regard to the recommendations of the Arboricultural Impact Assessment, Aspect Arboriculture Ltd, 10251_AIA.001 Rev A, dated 26.04.2022 approved under planning decision notice DC/22/1052.

The development shall, thereafter, be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site, identified for retention, 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 Policies 3 and 4 of Slinfold Neighbourhood Plan (2018).

12 **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 subsequently be carried out in accordance with the approved strategy in advance for the first occupation of any dwelling hereby approved.

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).

13 **Pre-Commencement Condition** Prior to the commencement of development full details of the acoustic fence, which shall be located and dimensioned broadly in accordance with Appendix 1 to the Noise Impact Assessment (Cass Allen Associated Ltd, Revision 3, dated 11th July 2023) approved under planning decision notice DC/22/1052, shall be submitted to and approved by the Council in writing. The acoustic fence shall subsequently be installed in accordance with the approved details in advance of the first occupation of any approved dwelling and thereafter maintained for the lifetime of development.

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

14 **Pre-Commencement Condition** Prior to the commencement of development full details of the Sustainable Drainage System (SuDS) together with provisions for the implementation, long term maintenance and management of the system shall be submitted to and approved by the Local Planning Authority. Those details shall include:

(i) full design details (which should be broadly in accordance with the Flood Risk Assessment and Drainage Strategy, dated May 2022, by Odyssey) approved under planning decision notice DC/22/1052,
(ii) details of phasing,
(iii) details of measures to control and prevent the distribution of pollutants and contaminants to existing watercourses,
(iv) 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 system throughout its lifetime.

No part of the development hereby permitted shall be occupied until a verification report demonstrating that the relevant phase of the SuDS system has been constructed as approved has been submitted to and approved in writing by the Local Planning Authority. The system shall, thereafter, be maintained in accordance with the approved details.

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

15 **Pre-Commencement Condition** No development shall take place (including any ground works, site or vegetation clearance) until an ecological report containing updated baseline surveys in relation to Great Crested Newts and Badgers has been submitted to and approved in writing by the Local Planning Authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and Policies 3 and 4 of Slinfold Neighbourhood Plan (2018).

16 **Pre-Commencement (Slab Level)** No development above ground floor slab-level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority Species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following measures:

(a) Purpose and conservation objectives for the proposed enhancement measures;
(b) detailed designs to achieve stated objectives;
(c) locations of proposed enhancement measures by appropriate maps and plans;
(d) timetable for implementation;
(e) persons responsible for implementing the enhancement measures;
(f) details of initial aftercare and long-term maintenance (where relevant)
(g) a Biodiversity Metric 4.0 calculator completed on the basis of the proposed measures confirming that these achieve a 21.93% gain in habitat units.

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Policies 3 and 4 of Slinfold Neighbourhood Plan (2018).), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species)

17 **Pre-Commencement (Slab Level)** No development shall commence, above ground floor slab level, until full details of the glazing specification and means of mechanical ventilation have been submitted to and approved by the Local Planning Authority. The measures to be submitted shall have regard to the recommended mitigations set out within the submitted Noise Impact Assessment (Cass Allen Associated Ltd, Revision 3, dated 11th July 2023) as approved under planning permission DC/22/1052,

The approved sound attenuation works shall be completed before the dwellings are occupied and be retained thereafter.

In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

18 **Pre-Occupation Condition** No part of the development hereby permitted shall be occupied until a scheme of measures to eliminate and/or minimise light pollution resulting to nearby heritage assets has been submitted to and approved by the Local Planning Authority in writing. The approved measures shall be implemented in advance of the first operation of street-lighting and shall subsequently be retained as approved.

Reason: As these matters are fundamental to safeguard the nearby heritage assets in accordance with Policy 34 of the HDPF (2015).

19 **Pre-Occupation** No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity has been 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/hunting; and detail how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) together with hours of operation so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

No external lighting shall be installed except in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and Policies 3 and 4 of Slinfold Neighbourhood Plan (2018), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

20 **Pre-Occupation Condition** No part of the development hereby permitted shall be occupied until a scheme of air quality mitigation has been submitted to and been approved in writing by the Local Planning Authority. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document. The approved measures shall be installed prior to first occupation of the development and shall thereafter remain 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).

21 **Pre-Occupation Condition** No part of the development shall be occupied until such time as the A264 Five Oaks Road Roundabout has been altered to enable access to the development in accordance with the details shown on the drawing titled Indicative Access/Roundabout Arrangement and numbered 1902029-11 B (Motion Technical Note 1: Design Audit dated 25 August 2022) as approved under Non-Material Amendment application DC/25/0229.

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

22 **Pre-Occupation Condition** No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall generally accord with the Framework Travel Plan submitted as part of the outline planning application and shall also take account of the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

23 **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).

24 **Regulatory Condition** The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ('Lower Broadbridge Farm South, Horsham. Flood Risk Assessment and Drainage Strategy', Project no: 20-125, dated May 2022, by Odyssey) as approved under planning permission DC/22/1052 and the following mitigation measures detailed within the FRA:

o Finished floor levels of all accommodation shall be set no lower than 28.78 metres above Ordnance Datum (mAOD) (section 6.1.4 of the FRA).

These mitigation measures shall be fully implemented prior to the occupation of any dwelling hereby approved.

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

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

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

26 **Regulatory Condition** No soils shall be imported to the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed. The verification report shall be submitted and approved, 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).

27 **Regulatory Condition**: The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/25/1886

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

Plan Type	Description	Drawing Number	Received Date
Plans	Indicative Access / Roundabout Arrangement	1902029-11 REV B	13.02.2025
Location plan		273.S01	01.06.2022

DELEGATED

Case Officer sign/initial Alice Johnson Date: 16/01/2026

Authorising Officer sign/initial Matthew Porter Date: 27-01-2026