DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0765
Mill Lodge, Mill Lane, Ashington, West Sussex, RH20 3BX

DESCRIPTION:
Erection of 1no. single storey detached self-build / custom-build dwelling.

RELEVANT PLANNING HISTORY:

None Relevant

DESCRIPTION OF THE SITE

The application site comprises the rear garden of Mill Lodge, a late-19th-century dwelling attached to the east side of the Grade II listed Mill House Hotel. The plot lies on the eastern side of Mill Lane within the built-up area of Ashington and is surrounded on all sides by established residential development. The rear garden slopes gently and contains mature vegetation, including a prominent Category B purple maple tree located to the south of the proposed dwelling.

The site is visually well contained by existing boundary treatments and the built form of Mill Lodge and Mill House. It is not readily visible from Mill Lane or public vantage points due to the recessed position and established landscaping.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the erection of a single storey detached self-build/custom-build dwelling within the rear garden of Mill Lodge following demolition of an existing garage. The dwelling adopts an L-shaped form, with gabled roofs, a flat-roofed linking element, and external materials comprising red brick in Flemish bond, white timber weatherboarding, black metal cladding, metal-framed windows, and a slate tiled roof.

Access would be provided by extending the existing driveway along the eastern boundary of the site, with parking and manoeuvring space set in front of the new dwelling. Landscaping works include new boundary fencing, extension of the driveway, and relocation of bin and cycle stores.

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 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
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 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:
The Ashington Neighbourhood Plan was formally made on 23 June 2021.
POLICY ASH1: Overall Spatial Strategy for Ashington
POLICY ASH3: Parking Provision

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: protected Landscapes
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 24: Sustainable Transport
Policy 25: Parking

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:

HDC Arboricultural Officer: No Objection - The property contains a variety of ornamental plantings to both front and rear amenity areas. The submitted tree survey, AIA and proposed tree protection plan is a fair assessment of their size and positions and proposed methods of protecting them from associated potential development harm.

The largest tree is a purple maple to the south of the proposed dwelling in a raised garden area. This tree will dominate the amenity area of the new dwelling and shade the house during the afternoons.

Some crown lifting/reduction of form may be desired to improve light levels. The tree may be at risk of short-term removal post development. It has limited visual amenity to the wider area in glimpsed views from the surrounding public rights of way.

HDC Conservation: No Objection - I am satisfied the proposed dwelling would not harm the setting of the listed building. The dwelling would not compete with or obscure the listed building and would not prevent or dilute an appreciation of the historic context of the setting of the listed building.

Archaeology Consultant: No Objection - The site lies within Archaeological Notification Area DWS8554, which includes Roman settlement activity, a medieval moated site, Church Farm historic farmstead, and the medieval hamlet of Ashington. As the site is within the medieval hamlet area, there is potential for archaeological evidence related to medieval and later settlement. Although the development is small and unlikely to cause extensive ground disturbance, significant archaeology could still be affected. Therefore, it is recommended that a professional archaeological organisation carry out monitoring and recording during construction. This requirement can be secured through an appropriate planning condition.

Ecology Consultant: Objection - We have reviewed the Preliminary Ecological Appraisal and Roost Assessment (Arbtech Consulting Ltd., October 2024), relating to the likely impacts of development on designated sites, protected and Priority species & habitats and appropriate mitigation measures. Please note that comments on mandatory Biodiversity Net Gain are provided by Horsham District Council in-house. We are not satisfied that there is sufficient ecological information on protected species available for determination of this application and recommend that further information is provided prior to determination.

Re-consultation received (10.11.2025): No Objection – We have reviewed the Ground Level Tree Assessment (July 2025) and Preliminary Ecological Appraisal and Roost Assessment (October 2024) and are satisfied that sufficient ecological information is available to determine the application. The assessments confirm that Tree 11 has potential bat roost features, and we support the implementation of a non-licensed Precautionary Method Statement for bats, subject to endoscopic inspection and felling under the supervision of a licensed bat ecologist, with appropriate compensation provided in advance. No further bat surveys are required for buildings, as the carport has negligible roost potential, and the main dwelling will not be affected. Additional precautionary measures for mobile species such as reptiles and hedgehogs should also be implemented and secured by condition.

We recommend securing a Wildlife-Friendly Lighting Strategy and all mitigation measures outlined in the ecological reports by condition to avoid impacts on foraging and commuting bats and other protected species. Reasonable biodiversity enhancements should also be delivered through a Biodiversity Enhancement Strategy to achieve net gains, in line with the NPPF and statutory biodiversity duties. With these measures in place, impacts on designated sites, protected species, and habitats will be minimised, and the proposal can be considered acceptable.

Natural England: No Objection

~~**SNWCS:** Comment - The application has been added to the queue for SNWCS access.~~

Southern Water: Standard informative

WSCC Highways: No Objection - In summary, the LHA does not consider that this 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:
2 letters neither objecting nor supporting the application have been received from 2 addresses, on the following grounds:

- Highway access and parking.
- Impact on trees and landscaping, specifically removal of a nearby Eucalyptus tree.
- Proposed driveway runs very close to the rear Sussex flint boundary wall of 8 Mill Mead.
- Boundary wall is fragile and has been previously weakened by damage.
- Request assurance that if the wall is damaged during construction, the owner/builder will repair or replace it.

Parish Comments:
Ashington Parish Council: No Objection

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

Principle of Development:

The application site lies within the defined built-up area boundary (BUAB) of Ashington, which is identified as a Medium Village in the settlement hierarchy. In accordance with HDPF Policies 1, 2 and 3, new residential development is supported within built-up area boundaries where it reflects the existing pattern and character of the settlement. Policy 2 sets out the overall spatial strategy, directing development to the most sustainable locations, while Policy 3 confirms that development within built-up areas will be permitted provided it is of an appropriate scale and nature.

The Ashington Neighbourhood Plan (Policy ASH1) similarly directs growth to the built-up area and supports infill proposals of an appropriate scale. The proposal for a single dwelling within an established residential plot therefore accords with the spatial strategy of both the District and Neighbourhood Plans.

Accordingly, having regard to the development plan and the NPPF (2024), the principle of development is acceptable, subject to detailed considerations.

Design and Appearance:

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) require development to be of a high-quality design which complements and enhances the character of the area, contributes to a sense of place, and respects the character and scale of the surrounding built environment. Proposals must ensure that development is sympathetic to the existing built form, layout, and pattern of development, and should avoid townscape impacts such as overdevelopment, visual intrusion, or a cramped appearance

The proposed development has been carefully designed to respect and reinforce the established character of the surrounding residential area, in accordance with HDPF Policies 25, 32 and 33, which require high-quality, locally distinctive development that responds positively to its context. The dwelling adopts a modest single-storey, L-shaped form with a ridge height of approximately 5.2m, ensuring it sits comfortably within the depth of the plot and remains visually subordinate to both Mill Lodge and the adjacent Grade II listed Mill House. The architectural approach blends traditional rural vernacular cues with subtle contemporary detailing, an approach supported by the accompanying Design and Heritage Statement. The use of red brickwork laid in Flemish bond, white painted timber weatherboarding, and black metal cladding provides a palette that is sympathetic to the historic character of the immediate area, particularly reflecting the materials and tones found in both Mill Lodge and the historic Mill House. The natural slate tiled roof, combined with crisply detailed gables, strengthens the traditional form, while the incorporation of metal-framed Crittall-style windows and doors introduces a lightweight contemporary accent that reflects the site's historical associations with utilitarian and semi-industrial rural buildings.

The single-storey massing ensures that the dwelling reads more as a garden outbuilding than a competing residential structure, minimising visual impact and preserving the spacious character of the plot. The recessed position at the far end of the garden, combined with dense existing boundary vegetation and the screening effect of Mill Lodge itself, ensures that the dwelling would be barely perceptible from Mill Lane or surrounding public viewpoints, thereby avoiding any harm to the wider townscape. Additional landscaping and retention of key trees soften the building further and help integrate it into its garden setting. Overall, by virtue of its scale, high-quality material palette, and contextually responsive design, the proposal represents a sensitive and appropriate form of development that accords with the expectations of Policies 25, 32 and 33 of the HDPF and maintains the established character and ap-appearance of the area.

Trees and Landscaping:

The proposal has been informed by a detailed suite of arboricultural and ecological assessments, including the Arboricultural Impact Assessment, Tree Protection Plan, and the Ground Level Tree Assessment undertaken by Arbtech (2025). The site contains a mixture of ornamental planting and smaller trees, most notably the Category B purple maple situated south of the proposed dwelling, which the Council's Arboricultural Officer identifies as the most prominent tree on the plot. While this tree will inevitably dominate parts of the new garden and cast afternoon shade, the Officer notes that it offers only limited wider public amenity and is largely screened in local views, meaning its retention is acceptable and presents no constraint to development.

The Council's Arboricultural Officer confirms that the submitted protection measures, including fencing and construction exclusion zones, represent a fair and appropriate response to the site and will ensure the safeguarding of retained trees throughout construction. The Ground Level Tree Assessment further identifies that Tree T11 (gum tree) contains low-level potential roosting features for bats (PRF-I) and that Group G03 (cherry laurel) contains no such features; both are proposed for removal to facilitate access. In accordance with best practice and as recommended by the ecologist, T11 will be subject to precautionary soft felling, an ecologist-led inspection immediately prior to removal, and installation of a compensatory bat box elsewhere within the site curtilage to offset the loss of low-quality roosting habitat. Nesting birds were recorded within G03, and felling will therefore take place outside the nesting season (March–August) or following a pre-works check to avoid disturbance. Proposed landscaping, including boundary treatments and new planting, will reinforce the enclosed, garden-like character of the site and soften the appearance of the new dwelling, ensuring it integrates naturally within its verdant setting. Overall, with the implementation of the tree protection measures and ecological mitigation secured by condition, the development will avoid unacceptable harm to existing trees and biodiversity and accords fully with HDPF Policies 25, 31 and 33, which seek to protect landscape character, safeguard green infrastructure, and ensure that new development responds positively to natural features.

Heritage and Archaeology:

The application site lies within the setting of the Grade II listed Mill House Hotel, and the proposal has therefore been assessed in accordance with HDPF Policy 34 and Chapter 16 of the NPPF (2024), both

of which require great weight to be given to the conservation of heritage assets. The submitted Design and Heritage Statement demonstrates a clear understanding of the site's historic context, noting that the significance of the listed building derives principally from its architectural form, historic fabric, and immediate curtilage, rather than from the broader garden area of Mill Lodge where the new dwelling is proposed.

The dwelling's discreet siting at the far end of the rear garden, combined with its single-storey height, ensures it remains visually subordinate to both Mill Lodge and the listed building, eliminating any risk of competition with or distraction from the historic asset. Existing landscaping, boundary treatments, and the physical separation created by Mill Lodge itself serve to screen the development in both public and private views, meaning that intervisibility between the proposal and the listed building is very limited.

The Council's Conservation Officer raises no objection, confirming that the proposal would not harm the significance or setting of the listed building and would not dilute the ability to appreciate its architectural or historic value. On this basis, the development is assessed as resulting in no harm to the designated heritage asset, fully satisfying Policy 34 of the HDPF and the requirements of the NPPF (2024).

Residential Amenity:

Policy 33 of the Horsham District Planning Framework (HDPF, 2015) requires that development should ensure that the amenities of neighbouring occupiers are safeguarded, with regard to privacy, outlook, and daylight.

The proposal has been designed to ensure that the amenities of neighbouring occupiers are protected in accordance with HDPF Policy 33, which requires development to avoid unacceptable harm to privacy, outlook, daylight, or noise environment. The dwelling is single-storey and positioned at the rear of the plot, maintaining generous separation distances from surrounding homes, and its low roof profile ensures it would not appear overbearing or intrusive when viewed from neighbouring gardens. Boundary fencing and established vegetation will continue to provide effective visual screening, preventing any harmful overlooking.

Two neighbour representations were received, neither objecting nor supporting the application, but raising concerns regarding the proximity of the extended driveway to the rear flint boundary wall of 8 Mill Mead, the fragility of the wall, and the potential for disturbance or damage during construction, along with concerns relating to tree removal and parking. These matters have been fully considered. The driveway already exists along this boundary in a similar arrangement, and the introduction of one additional dwelling is not expected to materially in-crease vehicle movements to a degree that would give rise to unacceptable noise or disturbance. Any damage to private structures, including boundary walls, is a civil matter between landowners; however, construction management and standard good-practice controls will minimise risk. The Tree Officer and Highway Authority have each confirmed that the development is acceptable, including in relation to access, tree protection, and the proposed layout.

No overshadowing or loss of light would arise due to the modest single-storey form, and the orientation of the new dwelling ensures it does not overlook any neighbouring windows or gardens. As such, while the concerns raised by neighbours are acknowledged, the evidence demonstrates that the proposal would not result in material harm to residential amenity, and it is therefore considered to comply fully with Policy 33 of the HDPF.

Highways Impacts:

The proposal has been assessed against HDPF Policies 40 and 41, which require development to provide safe and suitable access for all users and to ensure that adequate parking provision is secured without generating unacceptable transport impacts. The existing access from Mill Lane would be retained and extended along the eastern boundary to serve the new dwelling, following the removal of the existing carport. WSCC Highways raise no objection, confirming that the development would not have an unacceptable impact on highway safety or result in severe cumulative effects on the operation of the local road network, and therefore complies with the requirements of the NPPF (2024) paragraph 116. The scheme provides on-site parking in accordance with both local standards and Ashington

Neighbourhood Plan Policy ASH3, with sufficient space for parking, turning, and manoeuvring so that vehicles can enter and exit the site in a forward gear.

Neighbours raised concerns regarding highway access, parking pressures, and the route of the new driveway adjacent to the rear boundary wall of 8 Mill Mead; however, the level of traffic associated with one additional dwelling is minimal, and the Highway Authority has confirmed that the access arrangements are safe and suitable. Matters relating to the condition or fragility of private boundary walls fall outside planning control and are civil matters between landowners, though the construction phase will be subject to standard good practice to minimise risk. Overall, the proposal would not create any unacceptable impacts with respect to highway safety, parking provision, or traffic movement and is therefore considered to comply with Policies 40 and 41 of the HDPF, as well as the relevant provisions of the Ashington Neighbourhood Plan and the NPPF (2024).

Ecology:

Policy 31 of the HDPF states that Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

The ecological considerations of the proposal have been fully assessed in line with HDPF Policy 31, which seeks to protect and enhance biodiversity, and the requirements of the NPPF (2024) and statutory duties. The application is supported by a Preliminary Ecological Appraisal, Preliminary Roost Assessment, and Ground Level Tree Assessment undertaken by Arbtech (2024–2025), all of which provide a comprehensive understanding of the site's ecological baseline. The assessments confirm that the existing carport has negligible bat roost potential, and while Tree T11 contains a low-level potential roosting feature (PRF-I), this can be safely managed through a non-licensed Precautionary Method Statement, including an ecologist-led inspection prior to felling, soft-felling techniques, and the installation of one compensatory bat box elsewhere within the site curtilage. Group G03 contains no bat roost potential, but nesting birds were recorded; accordingly, removal will be timed outside the nesting season (March–August) or subject to a pre-works nesting bird check.

Following the submission of updated ecological information, the Council's Ecology Consultant withdraws the original objection and confirms that no further bat surveys are required and that all impacts on protected species can be appropriately mitigated. Additional measures, including a Wildlife-Friendly Lighting Strategy, precautionary working practices for mobile species such as hedgehogs and reptiles, and a Biodiversity Enhancement Strategy, will ensure measurable ecological benefits. The development qualifies as self-build/custom-build housing, and therefore the mandatory 10% BNG requirement does not apply; nonetheless, reasonable enhancements will be delivered on site to achieve biodiversity gain. Overall, subject to the recommended conditions, the proposal would avoid harm to designated sites, protected species, and habitats, and represents an ecologically acceptable scheme that accords with Policy 31 of the HDPF and the NPPF's commitment to halting and reversing biodiversity decline.

Water Neutrality:

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

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

under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

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

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

Accordingly, Officers 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.

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 consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain

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 (on unregistered sites) 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

Conclusions:

Given the site is located within the built-up area, the principle of the development is accepted. The scheme raises no technical objections: it preserves the setting of the adjacent Grade II listed building, protects neighbouring amenity, provides safe access and adequate parking, and incorporates appropriate ecological and tree protection measures. The design is contextually sensitive, and no significant harm has been identified in respect of character, landscape, heritage, highways, ecology, or water neutrality. Weighed against the clear benefits most notably the delivery of a high-quality self-build dwelling in a sustainable location the limited impacts do not significantly or demonstrably outweigh the advantages. The proposal therefore constitutes sustainable development, and planning permission should be granted.

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)	132	0	132
		Total Gain	**132**
		Total Demolition	**0**

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, 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:

(a) All trees on the site shown for retention on approved drawing number Arbtech Tree Protection plan TPP 01, 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).

(b) 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.

(c) 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).

4 **Pre-Commencement Condition**: No development shall take place (including any demolition, ground works, site clearance) until a Biodiversity Method Statement for protected and Priority species (bats, reptiles and Hedgehog) has been submitted to and approved in writing by the local planning authority.

The content of the method statement shall include the following:

a) purpose and objectives for the proposed works;
b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
c) extent and location of proposed works shown on appropriate scale maps and plans;
d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
e) persons responsible for implementing the works;
f) initial aftercare and long-term maintenance (where relevant);
g) disposal of any wastes arising from works.

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

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 Place Services is a traded service of Essex County Council 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and s17 Crime & Disorder Act 1998.

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

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

6 **Pre-Commencement (Slab Level) Condition**: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs or product descriptions to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
d) persons responsible for implementing the enhancement measures; and
e) details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To enhance protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

7 **Pre-Occupation Condition**: No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with Policy 40 and 41 of the Horsham District Planning Framework (2015).

8 **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 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).

9 **Pre-Occupation Condition**: Prior to the first occupation of the development, 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 each premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policies 10 and 37 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition:** No additional 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).

11 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal and Roost Assessment (Arbtech Consulting Ltd., October 2024) 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 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).

13 **Regulatory Condition**: The 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.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/25/0765

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	P-044	08.05.2025
Supporting Statement	Design, Access and Heritage	NONE	08.05.2025
Plans	Existing Survey	2502MI_R0_001 REV 000	08.05.2025
Block plan	Proposed	2502MI_R0_002 REV 000	08.05.2025
Floor plan	Proposed, Roof	2502MI_R0_200 REV 000	08.05.2025
Elevation plan	Proposed	2502MI_R0_201 REV 000	08.05.2025
Location plan		2502MI_R0_000 REV 001	27.05.2025
Supporting Docs	Arboricultural Method Statement	NONE	08.05.2025
Tree plan	Protection	Arbtech TPP 01	08.05.2025
Supporting Docs	Arboricultural Survey	NONE	08.05.2025
Tree plan	Arboricultural Impact Assessment	Arbtech AIA 01	08.05.2025
Supporting Docs	Water Neutrality Report 2	NONE	28.08.2025
Supporting Docs	Preliminary Ecological Appraisal and Roost Assessment	NONE	08.05.2025
Supporting Statement	Ground Level Tree Assessment	NONE	01.10.2025
Plan Type	**Description**	**Drawing Number**	**Received Date**

DELEGATED

Case Officer sign/initial Shazia Penne Date: 17.11.2025

Authorising Officer sign/initial RHERMITAGE Date: