



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0209

Land To The North of High Bar Lane Thakeham West Sussex

DESCRIPTION:

Variation of Condition 1 and Removal of Conditions 12, 13, 14, 15, 19, 37, 38, 39, 44, and 45 of previously approved application DC/23/2152 (28 dwellings and associated engineering operations and works including an onsite borehole water supply) relating to water neutrality, and to allow for the use of HEMSPAN as a construction method; and replace flats with terraced houses and other amendments as part of an amended housing (market and affordable) mix.

DETAILED DESCRIPTION:

This application is made under Section 73 of the Town and Country Planning Act seeking the vary the conditions relating to the permission granted under DC/23/2152 to secure amendment to the permission, namely:

- Use of HEMSPAN as a construction method for the dwellinghouse buildings (Condition 1 – Approved Plans)
- Increased provision of 3-bedroom family homes (both market and affordable) assimilated by habitable space within the roofs of the previously approved house types with additional dormers, and substitution of the affordable flat block with two short terraces of houses (plots 23 – 28 inclusive) alongside other site layout amendments, including to plots 11, 12 and 16 (Condition 1 – Approved Plans).
- Removal of the requirements to implement the water neutrality strategy (in the form of on-site water efficient fixtures and fittings and a borehole water supply secured under conditions 12, 13, 14, 15, 19, 37, 38, 39, 44, and 45, and revert the water consumption to the Building Regulations Optional Technical Standard of 110 litres per person per day, as required by HDPF Policy 37.

Note: This s.73 initially sought removal of condition 46 also but this has been withdrawn, following the request to do so from the Environment Agency. This was because it remains necessary to agree detailing of any foundation piling to the development proposals to avoid ground contaminants entering in the aquifer through the borehole (as the site is within a source protection zone).

Amended Housing Mix

Comparison of the housing mix (previously permitted and now proposed) is below:

Proposed Amended

NO. BEDROOMS	OPEN MARKET	AFFORDABLE RENT	AFFORDABLE OWNERSHIP	TOTAL
1	0	0	0	0
2	0	0	0	0
3	13	6	4	23
4+	5	0	0	5

As previously permitted

	Open Market	Shared Ownership	Affordable Rent	Total
1 bed	-	-	2	2
2 bed	2	-	4	6
3 bed	9	3	1	13
4 bed	7	-	-	7
Total	18	3	7	28

The applicant explains the proposed revisions to the housing mix follow a review of the most up to date evidence of the localized housing needs made available by the Council's Housing Officer (and identified in the previous officer's report). This identifies an acute and greater need for family sized properties within Thakeham; this is also supported by the applicant's engagement with the local market including discussions with Registered Providers. The housing needs in the village are materially different to those within the wider SHMA which covers the district as a whole. The proposed revisions are intended to assist with the marketing of the affordable units and follows the initial feedback received as part of such exercise. Whilst a viable offer is still yet to be received from any Registered Provider (or similar) the proposed changes are intended to reflect initial feedback in an attempt to assist with such.

SITE AND SURROUNDINGS:

This is unchanged from the details previously set out in the 12th February 2025 committee papers for DC/23/2152, and for the sake of brevity is not repeated here.

RELEVANT PLANNING HISTORY:

DC/23/2152	Erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply.	Permitted 09/05/2025
DC/25/2111	Non-Material Amendment to previously approved application DC/23/2152 (Erection of 28 dwellings) for an increase in the size of internal/external wall thickness and other external architectural changes (windows and doors and labelling of external materials) in relation to dwellinghouses on plots 1-3 inclusive, and location plan red line clarification.	Permitted 13/01/2026

RELEVANT PLANNING POLICIES

Except for adoption of the Shaping Development in Horsham District advice note (Sept 2025) which replaces Facilitating Appropriate Development Advice Note (2022), the listed policies/guidance/advice notes set out below are unchanged from the February 2025 committee resolution to approve.

The National Planning Policy Framework (NPPF Dec 2024)

Horsham District Planning Framework (HDPF 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 9 - Employment Development

Policy 10 – Rural Economic Development

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 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

Thakeham Parish Neighbourhood Plan (2017)

Thakeham 1 A Spatial Plan for the Parish
Thakeham 5 Employment Sites
Thakeham 6 Design
Thakeham 9 Development in the Countryside
Thakeham 10 Green infrastructure & Valued Landscapes
Thakeham 11 Local Green Spaces
Thakeham 12 Community Facilities
Thakeham 13 Broadband and Mobile Communications
Thakeham 14 Soils

Horsham District Local Plan (2023-40)

Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 3: Settlement Expansion
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction
Policy 9: Water Neutrality
Policy 10: Flooding
Policy 11: Environmental Protection
Policy 12: Air Quality
Policy 13: The Natural Environment and Landscape Character
Policy 14: Countryside Protection
Policy 15: Settlement Coalescence
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 23: Infrastructure Provision
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 27: Inclusive Communities, Health and Wellbeing
Policy 37: Housing Provision
Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (HDC, September 2017)
Community Infrastructure Levy (CIL) Charging Schedule (HDC, 2017)
SPG (2003 as amended Sep 2020) - revised county parking standards and transport contributions methodology

Other Guidance:

HDC Sports, Open Space and Recreation Assessment (2014)
The Horsham District Council Open Space, Sport and Recreation Study (June, 2021)
Air Quality and Emissions Mitigation Guidance for Sussex (2020)
Planning Advice Note: Biodiversity and Green infrastructure (2022)
Planning Advice Note: Facilitating Appropriate Development (2022)

Parish Design Statement:

Thakeham Parish Design Statement (2002)

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:

Environment Agency: Do not consider details are sufficient to allow removal of Condition 46 due to the risks to the underlying aquifer. Reviewed the submitted details and satisfied that Condition 12, 13, 14, 15, 19, 37, 38, 39, 44 and 45 can be removed and condition 1 can be varied, in so far as it relates to matters within our remit.

Local Lead Flood Authority: No formal comment.

Natural England: Standing Advice

HDC Conservation: No heritage implications

Sussex Police: No comments from crime prevention perspective

Thakeham Parish Council: No Objection

Southern Water: No Objection

NatureSpace Newt Officer: No comments

WSCC Highways: No Objection

Reviewed the proposal to vary Condition 1, which seeks to amend the site layout through the replacement of six approved flats with six dwellings. No objection raised. Amended site layout replaces previously approved block of six flats with a terrace of six dwellings. Importantly, the total number of residential units remains unchanged, and there are no alterations to the internal road layout or to the approved site access arrangements. A total of 67 car parking spaces are proposed. In accordance with WSCC's car parking guidance for residential development, a scheme of this scale and dwelling mix would typically be expected to provide 64 spaces. Although the proposal exceeds this by three spaces, the CHA considers the additional visitor spaces—located on the main access road opposite Plots 1—to be beneficial. Their slightly separate position, due to the site layout, will help manage parking demand for the frontage dwellings without impacting the internal layout of the development. WSCC would expect that all conditions attached to the original consent continue to apply to this variation of condition application, unless already discharged or otherwise agreed with the Local Planning Authority.

WSCC Minerals and Waste: Advice

Does not meet the criteria for consulting WSCC

HDC Archaeology: No Objection

HDC Trees: Revisions made to the proposed layout have similar detriment to trees as formerly highlighted in respect of the original application. The proposed change from flats to houses will potentially increase future pressures for lopping/felling of the westernmost bounding tree belt. The condition 4 used with specific reference to a tree protection plan (TPP) in the former approval gave little/no protection to the root protection areas of the roadside trees T27 and T31. T27 is now shown for removal. As highlighted, it could not viably be retained with the desired access route engineering, despite what the applicant's consultant purported in this respect. The submitted TPP should include protection of the entire soft ground area available to T31, including the area proposed as a no-dig path. The approved plan (Rev E) did not do this. Recommend that if minded to approve, in similar fashion to condition 6 of the former approval, (which also needs amending in this respect) a revised, updated TPP plan requirement forms part of the approval, otherwise the unprotected RPA will see a relatively fast decline in tree health post development (5-10 years).

HDC Environmental Health: Comments

Query whether Hempsan would change the acoustic properties of the buildings and whether the borehole is still intended to be used.

HDC Ecology: Support the removal of Conditions 12, 13, 14, 15, 37, 38, 39, 44 and 45 because they are no longer necessary. Recommend that the LPA's Habitats Regulations Assessment (HRA) for this application is updated to support the new consent to be issued

HDC Landscapes: (after amended drawings received): No Objection. Landscapes are satisfied that their initial concern with the garden plot size has been addressed in the amended information.

WSCC Public Rights of Way: No Objection

HDC Parks Manager: The changes from flats to terraced houses do not impact on the existing play area.

HDC Housing: Support

Representations: 7 letters of Objection received (6 of which are from individual property addresses), content summarised below:

- Removal/variation of so many conditions fundamentally changes initial application. Should be refused and developer reapply.
- Overdevelopment. Already an accumulation of planning approvals within the village, with approval for around 180 houses. Already an approved application for 25 dwellings some 16 metres from this site. Approval will increase total to 330 houses, including Phase 2. This scale of development disproportionate for settlement.
- Insufficient infrastructure in Thakeham and Abingworth and Storrington to serve new development (highway network, public transport, education, health services, and amenities), as witnessed by HMG planning inspector rejection of Monaghams Mushrooms appeal
- Traffic and highway safety concerns. Another 180 houses will increase traffic. Increased traffic resultant from development is danger to road safety and users (threatens wellbeing of schoolchildren). Access would through dangerous north and south cuttings, place on already stressed road junctions. Would reinforce 100% reliance on car journeys.
- Land should be gifted to community for public benefit.
- Applicant yet to finish the bridleway.
- Noise levels would be adversely impact by increased traffic.
- Tree screening to Hardbarrow woods destroyed when building the bridleway and extra houses in Massey Close. Character of High Bar Lane will be totally destroyed by curing down of fine and well established oak trees to create an entrance for site. How can you allow this to happen?
- Potentially adverse ecological impact, risks to endangered bird species including Linnets and Black Redstarts, as well as other wildlife (bats and deer).
- Borehole installation spuriously claimed to circumvent water neutrality. Area already affected by drought conditions and additional housing would place greater strain on water resources.

- Irresponsible to continue approving developments in an area where basic environmental constraints already a serious concern. Should never have been approved in first place. What other plans are there for remainder of the land? In contravention of NPPF 2024. Confident if appeal were made, would be refused.

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

The National Planning Policy Framework 2024 and relevant Planning Practice Guidance (updated) states within the Flexible Options for Planning Permissions chapter (March 2014), that an application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. Whilst a consent under S73 of the Act creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a S73 consent to revisit the principle of development on the site.

Accordingly, the principle of development on this site remains settled and acceptable, along with all other matters not subject to these proposed amendments, and there are no material planning considerations that would indicate otherwise after approval of the original planning permission DC/23/2152. This includes:

- Progress on the emerging Horsham District Local Plan and adoption of the Shaping Development in Horsham District advice note (Sept 2025) which replaces Facilitating Appropriate Development Advice Note (2022)
- Updates to the Environment Agency flood risk mapping and the Council's 5YHLS (the latter set out in Council's Authority Monitoring Report 2024/25) and the district housing need register; and consultation on the draft National Planning Policy Framework (Dec 2025)).

Therefore, the main considerations are whether the removal/variation of conditions sought is acceptable having regard to the development and all other relevant material planning considerations.

Material Planning Considerations

Water Neutrality

As set out in the November 2023 committee report, Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advised the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

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'. 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. It is though recognised that Southern Water have separately made significant water savings in 2024/25 through a programme of leakage reduction which 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.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated mains water consumption from this development (without mitigation the total proposed water usage for 71.11 occupants is calculated as 7,822.1 litres per day), alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day. This is based on all new residential development achieving the Building Regulations Part G Optional Technical Standard of 110 litres per person per day, as required under Policy 37 of the HDPF.

Natural England has been consulted on this approach of using the 2024/25 Southern Water efficiency savings to offset new development. In response, Natural England have provided standing advice which confirms that they consider the 3,240,000 litres per day of water savings made by Southern Water to be reliable such that they have no objection to his capacity being used to offset development proposals.

Accordingly, subject to the imposition of a condition requiring the development to meet the Building Regulations Part G Optional Technical Standard of 110 l/p/d water consumption, 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.

HDC Housing Register - Amended Housing Mix

After obtaining planning permission, the applicant details in their submission that they have only received interest from one registered provider regarding the developments affordable housing provision and that this registered provider has a conditional request for the affordable block of flats at the west of the site to be replaced with terraces.

Accordingly, the applicant has submitted revised plans detailing a revised affordable housing mix (in the form of two short housing terraces instead of the block of flats). Additionally, there is change to the open market housing provision. As well as being informed by the request from registered provider, this amended housing mix is informed by the current Housing Register for Thakeham, which is a material planning consideration after the original planning permission.

In accordance with adopted policy requirements, a minimum of 35% of the scheme (10 units) is required to be delivered as affordable housing.

The current Housing Register for Thakeham identifies 125 households in need of accommodation, with the following demand profile:

- 40 households (32%) require a 1-bedroom property
- 16 households (13%) require a 2-bedroom property
- 51 households (41 %) require a 3-bedroom property
- 18 households (14%) require a 4-bedroom or larger property

This data clearly demonstrates that the greatest level of need is for family-sized accommodation, particularly 3-bedroom homes, which account for the single largest proportion of households on the Housing Register.

Affordable housing provision is expected to reflect evidenced local need. At present, households requiring 3- and 4-bedroom properties experience average waiting times that are approximately four times longer than those requiring 1- or 2-bedroom accommodation. This disparity highlights a persistent and acute shortfall of larger affordable rented homes and underscores the importance of prioritising such units within new developments.

The proposed scheme includes 10 affordable housing units, comprising 6 affordable rented units and 4 shared ownership units. The site has proposed that all 10 affordable rented units will be 3 bed family sized homes.

Whilst compared with the affordable offer originally approved under DC/23/2152, there is a reduction in one affordable rent unit (now shared ownership), the affordable rent provision as revised provides more units at greatest need, so is judged an acceptable change. There is support to this amended mix from the Council's Housing Officer. Equally, no objection is raised to be loss of the two smaller (2 bed) market units given the evident skewed demand in Thakeham for family homes.

- *Layout, Scale and Design amendments*

There are several site layout amendments, including refinement to dwellinghouse footprints of plots 11, 12 and 16, and introduction of additional dormers across the scheme in reflection of the amended housing mix. The amendment of most substance is the substitution of the affordable housing apartment block (plots 23 – 28) with two short terrace housing blocks, with resultant differing building footprint and treatment of the northwest corner of the site, west of the proposed north-south bridleway.

Whilst the changes to plots 23 - 28 are acknowledged, the overall form and scale of the building types (previously permitted and now proposed) and distances to neighbours is judged sufficiently comparable, and the terraces have been benefitting of introducing a street frontage character facing onto the bridleway, whilst avoiding new material impacts to residential amenities of future occupiers and neighbours. The stronger frontage character to the bridleway is a benefit set against the consequential subdivision of the communal garden land into separate plot demises (with domestic impacts, such as fencing etc). Although there is increased physical proximity of built form arising onto boundary trees important in residential screening and landscape qualities terms, the two terraces and gardens will remain in communal oversight via the Registered Provider to offer safeguards to future management and cutback pressures of the trees (which are located outside of the garden plots themselves).

On the changes to the other units, the overall scale and appearance of built form across the development remains largely comparable, regarding visual and character impacts on the locality and the amendments do not resemble a dilution in design and place making qualities to the scheme. Given the distance between these dwellings and Plots 4 to 7 opposite, it will not result in an adverse impact through visual appearance and mutual intervisibility between future occupiers, and otherwise amenity harms are largely of the same degree of impact as previously permitted

Additionally, the applicant proposes the use of HEMPSAN in the proposed dwellings. HEMPSAN is an insulation product placed within the wall cavity to provide greater thermal insulation and energy efficiency, resulting in a reduced carbon footprint of the build. To accommodate this product, the external and internal walls (including roofing) need to be enlarged slightly and therefore the applicant has submitted revised plans. The scale, form, and exterior visual appearance of the approved development will remain largely unchanged by these revisions, but the sustainability and energy efficiency of the site will be improved.

In summary on these matters, the amendments sought have been demonstrated to be assimilated without detriment to the design standards and layout considerations deemed acceptable in the original planning permission (including distance to play area, and parking, and tree impacts greater than that previously judged acceptable and which cannot be mitigated or compensated by measures on site).

Other Matters:

Ecology – The Mens SAC

DC/23/2152 was subject to Habitat Regulations Appropriate Assessment for The Mens SAC which concluded that once the mitigation and compensation measures have been incorporated and secured, there was no potential for significant impacts from the proposals, and it was considered that there is no potential for the development proposals to contribute to any adverse effects on integrity, in combination

with other plans and projects. The current s.73 amendments sought do not frustrate the ability to deliver the mitigation package presented under DC/23/2152 and these continue to be secured by condition. The same HRA AA conclusions therefore continue to be drawn on this project as it is proposed to be amended.

Updating and editing of Recommended Condition Suite

A decision notice describing the new permission made under section 73 should set out all 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/23/2152 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.

This includes conditions that secured earlier versions of the Tree Protection Plan (TPP) that it is noted should be revised to reflect the site amendments in a revision TPP submitted for approval. As there are no longer flats proposed, the condition that required an EV charging strategy can be deleted (as for dwellinghouses, this requirement is addressed via Building Regulations).

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 seven plans amended under NMA ref: DC/25/2111 have been included under Condition 1 along with the revised plans as part of this application. The ordering of the conditions will change from the original decision notice in reflection of the removal of the water neutrality related conditions, with an additional condition reverting the water consumption to the Building Regulations Optional Technical Standard of 110 litres per person per day, as required by Policy 37 of the HDPF.

Section 106 Agreement

This section 73 application remains subject to the s106 legal agreement completed with the original planning permission DC/23/2152.

Conclusions and Planning Balance:

The proposed removal and variation of the conditions sought due to the withdrawal of the 2021 Natural England Position Statement is considered acceptable, with the weighting of the benefits of the development proposals against harms in the overall planning balance, similarly as assessed and undertaken in approval of the original planning permission DC/23/2152, (whilst taking account of all new material planning considerations that have arisen subsequently), not leading to a different conclusion to the acceptability of the proposals. Officers therefore recommend this application be approved.

Officers therefore continue to recommend this application be approved, having regard to the material planning considerations as detailed out in this report and the appended committee papers.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. This development continues to constitute CIL liable development, to the calculated gain that was previously detailed in the committee report.

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. In the case of outline applications, the CIL charge has been calculated as DC/23/2152.

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

Recommendation: Application Permitted

Conditions:

1 Approved Plans

- 2 **{\b Standard Time Condition}**: The development hereby permitted shall be begun before the expiration of three years from the 9th August 2025, the date of the original planning permission DC/23/2152.

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

- 3 **{\b Pre-Commencement Condition}**: The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:
- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location. Details of site management contact details and responsibilities; A description of the construction programme which identifies activities likely to cause high levels of noise or dust; Site working hours and a named person for residents to contact;
 - ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - a. location of site compound,
 - b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - c. site offices (including location, height, size and appearance),
 - d. location of site access points for construction vehicles, and method of access and routing of vehicle during construction
 - e. the anticipated number, frequency and types of vehicles used during construction and location of on-site parking of vehicles by site operative and visitors, including deliveries and details of traffic construction routing to and from the site.
 - f. the loading and unloading of plant, materials and waste, the storage of plant and materials used in construction of the development, the erection and maintenance of security hoarding, and locations and details for the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders), and dust suppression facilities.
 - iii. The arrangements and details of public engagement and public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
 - iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination; Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring; Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network.

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

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

- 4 **{\b 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 the revised Tree Protection Plan submitted and approved under Condition 6, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
 - Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
 - Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

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

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

- 5 **{\b Pre-Commencement Condition}**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an updated Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

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

- 6 **{\b Pre-Commencement Condition}**: No development shall commence until an updated Tree Protection Plan aligned with the updated Arboricultural Method Statement and plan detailing all trees and planting to be retained on the site has been submitted to and approved, in writing, by the Local Planning Authority. The revised Tree Protection Plan should include the retention of all trees on the site shown for retention on drawing number [1721-KC-XXYTREE-TPP01 Rev E TREE PROTECTION PLAN], as well as those off-site whose root protection areas ingress into the site and informed by tree works requested by West Sussex County Council in its capacity as highway authority. Development shall be carried out in accordance with the approved details and no trees or hedges shown to be retained shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development.

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

- 7 **{\b Pre-Commencement Condition}**: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and updated Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

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

- 8 **{\b Pre-Commencement Condition}**: No development shall commence until a drainage strategy detailing the proposed means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 9 **{\b Pre-Commencement Condition}**: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:
- a. An intrusive site investigation scheme, based on the Phase 1 Desk Study to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
 - b. Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete. The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

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

- 10 **{\b Pre-Commencement Condition}**: No development shall commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
- a. Risk assessment of potentially damaging construction activities.
 - b. Identification of "biodiversity protection zones".
 - c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d. The location and timing of sensitive works to avoid harm to biodiversity features.
 - e. The times during construction when specialist ecologists need to be present on site to oversee works.
 - f. Responsible persons and lines of communication.
 - g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h. Use of protective fences, exclusion barriers and warning signs

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

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Planning Framework (2015).

- 11 **{\b Pre-Commencement Condition}**: Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, and Flood Risk & Water Neutrality Assessment by Price & Myers, 24th January 2024, revision 5 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Policy 38 of the Horsham District Planning Framework (2015).

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

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

- 13 **{\b Pre-Commencement (Slab Level) Condition}**: No development above ground floor slab level of any part of the development hereby permitted shall take place until the areas of advance planting, noted as 'New tree screen' approved under 30005 SKS P01 REV P02 Proposed Site Plan are delivered. Confirmation of the delivery of these landscape works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscaping shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

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

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

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

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

- 16 **{\b Pre-Occupation Condition}**: The development shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation,
- ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with the National Planning Policy Framework and Policy 38 in Horsham District Planning Framework.

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

- Details of all existing trees and planting to be retained. In the event of tree number 27 (as identified on 1721-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevD Tree Survey and Impact Assessment for land at High Bar Lane, Thakeham (December 2024) by Keen Consultant) failing or dying within 5 years of the works to form the vehicular access commencing on site, a replacement tree, to be agreed in writing with the Local Planning Authority, including to an agreed Standard, shall be planted in an agreed location.
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit/underground guying details, including details for sloping ground and position of root barriers if required, details, including a detailed plant schedule including information on species and sizes for proposed native woodland shrub plants, native hedgerow whips, native woodland scrub plants, structural/feature trees, ground cover plants, and dry pond plants if applicable. For trees, a representation of sizing when fully mature to fully assess long term sustainability. An alternative ground cover plant to Vinca major should be considered due to its rigorous growth and potential to suppress other plant growth. Vinca minor could be a suitable alternative for similar benefits.
- Details of all hard surfacing materials and finishes and details of all boundary treatments (including walls/fences), including specification of paving and boundary treatments between dwellings, the bridleway, and all existing and proposed levels for external

earthworks associated with the landscape proposals - such as SuDS, retaining walls, banking etc - including cross sections where necessary.

- Details and specification communal garden serving the apartment block and details of minor artefacts and structures - such as bin stores, cycle stores, street furniture and signage - including location, size, colour and specification.
- Coordination with the Landscape Ecological Management and Maintenance Plan (LEMMP) detailing management responsibilities, specification and maintenance schedules, and Landscape and Ecological Management and Maintenance Plan, including locations of bat boxes, hedgehog houses and bug hotels marked on plan.

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

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

- 18 **{\b Pre-Occupation Condition}**: The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 9(b) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 9(b), unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

- 20 **{\b Pre-Occupation Condition}**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015) and Policy THAKEHAM13 of the Thakeham Parish Neighbourhood Plan (2017).

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

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

- 22 **{\b Pre-Occupation Condition}**: Prior to occupation of the development a Landscape and Ecological Management and Maintenance Plan (LEMMP) shall be submitted to, and be approved in writing by, the local planning authority prior to commencement of the development. The content of the LEMMP shall include the following:

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

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

Reason: To allow the 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 to ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policies 31, 33 of the Horsham District Planning Framework (2015) and Policies THAKEHAM6 and THAKEHAM10 of the Thakeham Parish Neighbourhood Plan (2017).

- 23 **{\b Pre-Occupation Condition}**: Prior to occupation of the development a lighting design scheme for biodiversity based on GN: 08/23 shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework and Policies THAKEHAM6 and THAKEHAM10 of the Thakeham Parish Neighbourhood Plan (2017).

- 24 **{\b Pre-Occupation Condition}**: Prior to occupation of the development and upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 21 above. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with the National Planning Policy Framework and Policy 38 in Horsham District Planning Framework (2015).

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

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

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

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

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

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

- 28 **{\b Pre-Occupation Condition}**: No dwelling hereby permitted shall be occupied until the cycle parking facilities serving that dwelling have been constructed and made available for use in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

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

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

- 30 **{\b Pre-Occupation Condition}**: No dwelling hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with details submitted to and approved in writing by the Local Planning Authority. The details so submitted shall include relocation of the communal bin store that serves plots 23 - 28 to the refuse collection point situated in the car park opposite the block, of size sufficient to accommodate x3 360litre refuse bins, x6 240L recycling bins and would also need room for an additional 140L food waste bin. The refuse and recycling facilities so approved shall thereafter be retained for use at all times.

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

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

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

- 32 **{\b Regulatory Condition}**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Ecology Partnership, December 2022), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Non-licensed Precautionary Method Statement for bats in Section 4.5 of the Bat Preliminary Ground Level Tree Roost Assessment (Ecology Partnership, January 2024) and the Non-licensed Precautionary Method Statement for Hazel Dormouse in Sections 4.5 and 4.58 of the Preliminary Ecological Appraisal (Ecology Partnership, December 2022), which avoids impact on European Protected Species. This also includes the Precautionary Method Statement for reptiles in Section 4.53 of the Preliminary Ecological Appraisal (Ecology Partnership, December 2022) which avoids impacts on protected species as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance Protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015).

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

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

- 34 **{\b Regulatory Condition}**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours (8am) to 18:00 hours (6pm) of the same day Mondays to Fridays and 08:00 hours (8am) to 13:00 hours (1pm) on Saturdays nor at any time on Sundays, Bank or public Holidays.

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

- 35 **{\b Regulatory Condition}**: Foundation piling of the development hereby permitted and repair and maintenance of the borehole using penetrative methods shall not be carried out other than with the written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015), the National Planning Policy Framework, and Position Statement N7 of the Environment Agency's approach to groundwater protection

- 36 **{\b Regulatory Condition}**: If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

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

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

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

NOTE TO APPLICANT

As a Section 73 application, the obligations of the Section 106 Legal Agreement attached to planning permission DC/23/2152 continue to have effect to this planning permission.

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/26/0209

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

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	High Bar Lane Visibility Splays	22001-01 REV C	02.02.2024
Plans	PROPOSED SIDE ELEVATIONS (PLOTS 23-28)	(03) 019	27.11.2023
Plans	PROPOSED SOLAR PANEL PLAN	(03) 100	27.11.2023
Plans	TOPOGRAPHICAL SURVEY SHEET 1 OF 2 (LAND AT HIGH BAR LANE)	(REV A)	27.11.2023
Plans	TOPOGRAPHICAL SURVEY SHEET 2 OF 2 (LAND AT HIGH BAR LANE)	(REV A)	27.11.2023
Plans	PROPOSED SITE SECTIONS	(04) 005	27.11.2023
Plans	PROPOSED STREET SCENE 1	(04) 011	27.11.2023
Plans	PROPOSED STREET SCENE 2	(04) 012	27.11.2023
Plans	PROPOSED STREET SCENE 3	(04) 013	27.11.2023
Plans	PROPOSED STREET SCENE 4	(04) 014	27.11.2023
Plans	PROPOSED STREET SCENE 5	(04) 015	27.11.2023
Plans	High Bar Lane/4. Deliverables	664190/Figure01 REV 03	15.11.2024
Plans	TREE PROTECTION PLAN	1721-KC-XXYTREE-TTP01 REV E	16.12.2024
Plans	Proposed Site Plan	30005 SKS P01 REV P02	09.12.2024
Plans	Floor Plans	(02) 004 Plots 4 & 5	07.02.2024
Plans	Sections	C-C & D-D (03) 010 Plots 8	07.02.2024
Plans	Proposed Elevations Plot 2	25-2125 220 REV A	17.12.2025
Plans	Proposed Floors Plans Plot 3	25-2125 111	17.12.2025

Plans	Proposed Floor Plans Plot 2	25-2125 210 REV A	17.12.2025
Plans	Location Plan	25-2125 000	17.12.2025
Plans	Proposed Elevations Plot 1	25-2125 120 REV A	17.12.2025
Plans	Proposed Floor Plans Plot 1	25-2125 110 REV E	17.12.2025
Plans	Proposed Elevations Plot 3	25-2125 121	17.12.2025
Plans	Plot 4 & 5 - Elevations	25-2125 – 320 REV A	05/02/2026
Plans	Plot 4, 5, 6 and 7 - Sections	25-2125 - 321	05/02/2026
Plans	Plot 6 & 7 - Plans	25-2125 – 410 REV D	05/02/2026
Plans	Plot 6 & 7 - Elevations	25-2125 – 420 REV A	05/02/2026
Plans	Plot 8, 9 & 10 - Plans 1 of 2	25-2125 – 510 REV D	05/02/2026
Plans	Plot 8, 9 & 10 - Plans 2 of 2	25-2125 – 511 REV D	05/02/2026
Plans	Plot 8, 9 & 10 - Elevations 1 of 2	25-2125 – 520 REV A	05/02/2026
Plans	Plot 8, 9 & 10 - Elevations 2 of 2	25-2125 – 521 REV A	05/02/2026
Plans	Plot 8, 9 & 10 - Sections	25-2125 - 522	05/02/2026
Plans	Plot 11 & 12 - Sections	25-2125 - 621	05/02/2026
Plans	Plot 13, 14, 15 & 16 - Plans 1 of 2	25-2125 – 710 REV D	05/02/2026
Plans	Plot 13, 14, 15 & 16 - Plans 2 of 2	25-2125 – 711 REV D	05/02/2026
Plans	Plot 13, 14, 15 & 16 - Elevations 1 of 2	25-2125 – 720 REV A	05/02/2026
Plans	Plot 13, 14, 15 & 16 - Elevations 2 of 2	25-2125 – 721 REV A	05/02/2026
Plans	Plot 13, 14, 15 & 16 - Sections	25-2125 - 722	05/02/2026
Plans	Plot 17, 18 & 19 - Plans 1 of 2	25-2125 – 810 REV D	05/02/2026
Plans	Plot 17, 18 & 19 - Plans 2 of 2	25-2125 – 811 REV D	05/02/2026
Plans	Plot 17, 18 & 19 - Elevations	25-2125 – 820 REV A	05/02/2026
Plans	Plot 17, 18, 19, 20, 21 & 22 - Sections	25-2125 - 821	05/02/2026
Plans	Plot 20, 21 & 22 - Plans 1 of 2	25-2125 – 910 REV	05/02/2026

		D	
Plans	Plot 20, 21 & 22 - Plans 2 of 2	25-2125 – 911 REV D	05/02/2026
Plans	Plot 20, 21 & 22 - Elevations	25-2125 – 920 REV A	05/02/2026
Plans	Plot 23, 24 & 25 - Plans	25-2125 - 1010	05/02/2026
Plans	Plot 26, 27 & 28 - Plans	25-2125 - 1110	05/02/2026
Plans	Plot 23, 24 & 25 - Elevations	25-2125 - 1020	05/02/2026
Plans	Plot 26, 27 & 28 - Elevations	25-2125 - 1120	05/02/2026
Plans	Plots 23, 24, 25, 26, 27 & 28 - Sections	25-2125 - 1021	05/02/2026
Plans	Proposed Site Plan	25-2125 – 101 REV F	02/04/2026
Plans	Key Plan	25-2125 – 105 REV B	02/04/2026
Plans	Street Scenes Elevations	25-2125 – 106 REV A	02/04/2026
Plans	CAR PARKING	25-2125 102 REV B	02/04/2026
Plans	SITE SURVEILLANCE	25-2125 104 REV B	02/04/2026
Plans	PROPOSED FLOOR PLAN - PLOT 11	25-2125 610 REV E	02/04/2026
Plans	PROPOSED FLOOR PLAN - PLOTS 12	25-2125 611 REV B	02/04/2026
Plans	PROPOSED ELEVATIONS - PLOT 11	25-2125 620 REV C	02/04/2026
Plans	PROPOSED SECTION - PLOT 11 AND 12	25-2125 621 REV A	02/04/2026
Plans	PROPOSED ELEVATIONS - PLOT 12	25-2125 622 REV B	02/04/2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 06-05-2026

Authorising Officer sign/initial Adrian Smith Date: 06/05/2026