



PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 12th May 2026

DEVELOPMENT: Permission in principle for the erection of a single dwelling and associated development.

SITE: 3 Orchard Close, Small Dole, Henfield, West Sussex, BN5 9YA

WARD: Bramber, Upper Beeding and Woodmancote

APPLICATION: DC/26/0155

APPLICANT: **Name:** P Johnson **Address:** 3 Orchard Close, Small Dole, Henfield, West Sussex, BN5 9YA

REASON FOR INCLUSION ON THE AGENDA: The application represents a departure from the Development Plan

RECOMMENDATION: To approve Permission in Principle

1. THE PURPOSE OF THIS REPORT

- 1.1. To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2. Permission in Principle is sought for the development of land at 3 Orchard Close, Small Dole, Henfield, for one residential dwelling, with matters of layout, access, design and landscaping reserved for a later Technical Details Consent stage should Permission in Principle be granted.

DESCRIPTION OF THE SITE

- 1.3. The application site relates to No. 3 Orchard Close, Small Dole, which comprises a single storey detached bungalow set within a generous residential plot. The dwelling is located on the southern side of Orchard Close and benefits from a substantial rear garden extending eastwards.
- 1.4. The proposal relates to the subdivision of the rear garden, with the new dwelling proposed to be located to the east of the host dwelling. The rear garden is relatively large and currently contains a number of domestic outbuildings together with a disused swimming pool.
- 1.5. The surrounding area is predominantly residential in character. Properties to the north of Orchard Close and along Tottington Drive are generally two-storey semi-detached dwellings, whilst those on the southern side of Tottington Drive and Orchard Close are predominantly single-storey detached bungalows. The overall character of the area is suburban in nature.

- 1.6. The application site sits on the eastern edge of Small Dole. The defined built-up area boundary (BUAB) of Small Dole runs through the rear garden of the site, with the main house within the defined BUAB, and its entire rear garden outside the defined BUAB. Beyond this, the transition to the countryside is marked in part by the presence of a caravan park to the north and a private track which extends eastwards from the end of the residential area.
- 1.7. The South Downs National Park borders the northern and rear/eastern boundaries of the wider site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

Upper Beeding Neighbourhood Plan (2018-2031) (adopted 2021)

Policy 1 – Spatial Plan for the Parish
Policy 8 – Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character

Strategic Policy 14: Countryside Protection
 Strategic Policy 19: Development Quality
 Strategic Policy 20: Development Principles
 Strategic Policy 24: Sustainable Transport
 Policy 25: Parking
 Strategic Policy 37: Housing Provision
 Strategic Policy 38: Meeting Local Housing Needs
 Policy 40: Improving Housing Standards in the District
 Policy 41: Rural Exception Homes

Supplementary Planning Guidance:

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

Planning Advice Notes:

Shaping Development in Horsham District (SDPAN)
 Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/06/3006	Single-storey rear extension	Application Permitted on 14.02.26
UB/42/03	Erection of 1 detached dwelling	Application refused on 23.07.2003
UB/59/00	Erection of new dwelling to replace commercial premises	Application Refused on 27.11.2000
UB/39/97	Certificate of lawful use of workshop for conversion of camper vans	Application Permitted on 28.05.1998

With reference to UB/42/03 (Erection of 1 detached dwelling within the rear garden), this relates to a detached dwelling in a similar location. The application was refused under delegated powers on the basis that there was insufficient justification for a dwelling within the countryside. The decision was subsequently appealed and the appeal was dismissed. A copy of the Inspector's decision is not available on the Council's records.

3 OUTCOME OF CONSULTATIONS

- 3.1 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.

INTERNAL CONSULTATIONS

- 3.2 **HDC Arboricultural Officer:** Comment
 [Summary] The site contains a high number of trees, with the mature Oaks being the principal arboricultural features on the site. These trees are mostly located along the northern and eastern boundaries and represent an important, long-established landscape feature that denotes the boundary between the built-up area of the village and the open countryside, and SDNP beyond.

The application has been supported by an Arboricultural Survey and Constraints Plan, which shows the location of the trees on the site and plots their Root Protection Areas (RPAs).

The supporting Arboricultural Survey and Constraints Plan, together with the officer's site visit, indicates that if the existing garage and swimming pool were removed, along with trees T1 (Pine), T2 (Hawthorn), and T3 (Mixed Species), the site could accommodate a modest-sized dwelling without any significant development occurring within the RPAs of the Oak trees. This reflects the default position as advised in the current industry standard, BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.

In this respect, the proposed scheme has the potential to allow for the construction of a new dwelling with a reasonably sized garden while respecting the constraint posed existing trees on the site, subject to good design and an appropriate site layout.

If minded to approve the application, and a subsequent full planning application is likely to be forthcoming, it must be accompanied by an Arboricultural Impact Assessment (AIA) and an, Arboricultural Methods Statement (AMS) including appropriate tree protection measures.

- 3.3 **HDC Environmental Health Officer:** No objection
[Summary] No objection subject to conditions

OUTSIDE AGENCIES

- 3.4 **Southern Water:** Comment
[Summary] No objections raised but would require foul/surface water drainage disposal connection details at Technical Details Stage.

- 3.5 **WSCC Highways:** Comment
[Summary] The site is located on Tottington Drive, in this location a privately maintained road, as such these comments are considered advice only. Tottington Drive becomes publicly maintained highway approximately 8m to the west of the site boundary and is an unclassified road subject to a speed limit of 30mph.

As per the application type, details have not been provided in regard to dwelling size (number of bedrooms) or internal site layout. At Technical Details Consent stage, the LHA would expect details to be provided demonstrating proposed vehicular access arrangements to the site, sufficient space for parking and turning of vehicles in accordance with WSCC Parking Standards. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods and reduce the reliance upon the private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

PUBLIC CONSULTATIONS

- 3.6 Representations:
None received.
- 3.7 Parish Comments:
Upper Beeding Parish Council: No comments received
- 3.8 Member Comments:
None received

4 HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 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.
- 4.2 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.

5 HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6 PLANNING ASSESSMENTS

- 6.1 The Permission in Principle consent route is an alternative way of obtaining planning permission for residential development which separates the consideration of matters of "principle" for the proposed development, from the "technical details" of the development. As such, the Permission in Principle route has two stages: the first being the "Permission in Principle" stage (subject of this current application), which establishes whether the site is suitable in-principle; and the second being the "Technical Details consent" stage which is when the detailed development proposals are assessed. The scope of the Permission in Principle application (being the first stage) is limited to location, land use, and amount of development.

Location:

- 6.2 Policy 2 of the Horsham District Planning Framework (HDPF) sets out the overarching growth strategy, focusing development within the District's main settlements. Policy 3 seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations possible. Policy 4 supports limited settlement expansion outside built-up area boundaries only where: the site is allocated in the Local Plan or a Neighbourhood Plan and adjoins an existing settlement edge; the scale of growth is appropriate to the settlement; the proposal meets identified local needs; and the development is contained within defensible boundaries that respect landscape character.
- 6.3 In this countryside location, Policy 26 is also engaged. Policy 26 seeks to protect the countryside against inappropriate development unless it is essential to its countryside location and meets one of the following criteria: supporting agriculture or forestry; enabling mineral extraction or waste disposal; providing for quiet informal recreation; or enabling the sustainable development of rural areas.
- 6.4 Policy 1 of the Upper Beeding Neighbourhood Plan directs development to the defined settlement boundary, stating that development outside of settlement boundaries will be supported where they conform to national and local countryside protection policies. The site is not allocated for development within the Upper Beeding Neighbourhood Plan.
- 6.5 The application site lies outside of the defined Built-Up Area Boundary, and therefore in planning policy terms forms part of the countryside, where new development is strictly controlled. Accordingly, the proposal conflicts with the spatial strategy of Policies 2, 3 and 4 of the HDPF, and Policy 1 of the Upper Beeding Neighbourhood Plan.

- 6.6 Notwithstanding this policy conflict, the Council has published the Shaping Development in Horsham District Planning Advice Note (SDPAN), which provides guidance on the assessment of residential development proposals particularly those located on the edge of existing settlements in light of the Council being unable to demonstrate a five year housing land supply. The SDPAN recognises that, in certain circumstances, development adjacent to existing built-up areas may be considered acceptable where it represents a logical and well-contained extension to the settlement, is well related to existing development, and would not result in significant harm to the character of the area or the surrounding countryside.
- 6.7 In this case, the site forms part of a large residential garden associated with an existing dwelling within the settlement and is closely related to surrounding residential development. The proposed subdivision of the garden to accommodate a single dwelling would represent a small-scale form of development that remains physically and visually associated with the existing built form. The presence of established boundary vegetation and the relationship with surrounding residential properties would ensure that the development would appear as a contained and logical rounding-off of the settlement edge rather than an encroachment into the wider countryside.
- 6.8 Taking these factors into account and having regard to the guidance contained within the SDPAN, it is considered that the principle of residential development in this location can be supported in this instance, notwithstanding the conflict with Policies 2, 3 and 4 of the HDPF and Policy 1 of the Upper Beeding Neighbourhood Plan.

Land use

- 6.9 Residential use already characterises the surrounding area, with Orchard Close and the nearby Tottington Drive comprising established housing. The proposal would therefore introduce a use that is compatible with the prevailing residential character of the locality.
- 6.10 Accordingly, subject to the detailed matters to be assessed at the Technical Details Consent stage, the proposed residential land use is considered acceptable in principle.

Amount

- 6.11 The site comprises a relatively large garden area associated with the host dwelling and is considered capable of accommodating one additional dwelling whilst retaining a suitable relationship with the existing property and neighbouring development, and retaining a suitable garden size for the existing dwelling. The proposal therefore represents a modest form of development that would not constitute an overdevelopment of the site., or harm to the character of the surrounding area. Details of the footprint, siting, layout and design of the dwelling will be controlled at the Technical Details Consent stage.
- 6.12 Officers are therefore satisfied that the amount of development is appropriate, policy-compliant, and consistent with the efficient and sustainable use of land.

6.13 Other matters

Impact on Trees

- 6.14 The wider application site contains a number of trees of varying maturity and species, with several mature Oak trees located predominantly along the northern and eastern site boundaries. These trees represent the principal arboricultural features within the site and form an established landscape feature that contributes to the transition between the built-up area of the village and the adjoining countryside beyond.

- 6.15 The application has been supported by an Arboricultural Survey and Constraints Plan which identifies the trees present on the site and plots their respective Root Protection Areas (RPAs).
- 6.16 The Council's Tree Officer has reviewed the submitted information and undertaken a site visit. The assessment indicates that, subject to the removal of the existing garage and disused swimming pool, together with the removal of trees identified as T1 (Pine), T2 (Hawthorn) and T3 (Mixed Species), it appears feasible that a modest-sized dwelling could be accommodated within the site without significant incursion into the RPAs of the retained Oak trees. These Oaks would therefore remain capable of being retained as part of any future development, reflecting the default approach set out within BS 5837:2012.
- 6.17 At this stage, therefore, the submitted arboricultural information demonstrates that there is reasonable potential for a dwelling to be accommodated on the site whilst respecting the constraints posed by the retained trees and maintaining an appropriately sized residential curtilage.
- 6.18 Should the Local Planning Authority be minded to grant Permission in Principle, any subsequent Technical Details Consent application would need to be supported by a detailed Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS), together with a Tree Protection Plan. These documents should be prepared in accordance with the methodology set out in BS 5837:2012 and demonstrate how the proposed development would be designed and constructed so as to ensure the protection and long-term retention of the important trees on the site.
- 6.19 On the basis of the information currently available and having regard to the comments of the Council's Tree Officer, it is considered that the site has the potential to accommodate a modest residential development without resulting in unacceptable harm to the most significant trees within the site. Accordingly, there are no overriding arboricultural objections to the proposal at this Permission in Principle stage.

Water Neutrality:

- 6.20 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.
- 6.21 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.
- 6.22 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.

- 6.23 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.
- 6.24 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 of October 2025, will not exceed 3,240,000 litres per day. Natural England standing advice raises no objection to this approach.
- 6.25 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:

- 6.26 Policies 35, 36 and 37 of the Horsham District Planning Framework (2015) require that development mitigates the impacts of climate change through measures including improved energy efficiency, reduced flood risk, lower water consumption, enhanced biodiversity and the promotion of sustainable transport modes. These policies reflect Chapter 14 of the National Planning Policy Framework (2024), which requires that local plans and decisions support the transition to a low carbon future and minimise vulnerability to climate impacts.
- 6.27 Given the outline nature of this Permission in Principle application, limited technical detail has been provided at this stage. At the detailed design stage, it is anticipated that the following measures could be incorporated to ensure the development builds resilience to climate change and reduces carbon emissions:
- Water consumption limited to 110 litres per person per day, in line with Policy 37 and Building Regulations Part G;
 - Integration of sustainable drainage systems (SuDS) and permeable surfacing to manage surface water runoff;
 - Provision of electric vehicle charging points for the dwelling;
 - Refuse and recycling storage incorporated within the layout;
 - Opportunities for biodiversity net gain, to be delivered through new landscaping and habitat creation; and
 - Improved energy performance of the dwellings in accordance with, or exceeding, Building Regulations Part L requirements.
- 6.28 Full details of these measures would be expected at the Technical Details Consent stage, where conditions can be imposed to secure their implementation. Subject to these future provisions, the proposed development could suitably reduce its impact on climate change and would accord with Policies 35, 36 and 37 of the Horsham District Planning Framework (2015) and the aims of the National Planning Policy Framework (2024).

Ecology and Biodiversity Net Gain (BNG)

- 6.29 Given the outline nature of this Permission in Principle application, detailed ecological information has not been submitted at this stage. Should the principle of development be supported, ecological survey work and appropriate mitigation and enhancement measures would be required at the Technical Details Consent stage to ensure compliance with Policy 31 of the Horsham District Planning Framework (2015), the NPPF (2024), and the Conservation of Habitats and Species Regulations 2017 (as amended).

- 6.30 The site also falls within the scope of the mandatory Biodiversity Net Gain (BNG) regime. A minimum 10% net gain in biodiversity value will be required to be demonstrated at the Technical Details Consent stage, through submission of a habitat baseline assessment and Biodiversity Metric calculation in accordance with the Environment Act 2021 and the Biodiversity Gain (Town and Country Planning) (General) Regulations 2024.
- 6.31 At this stage, it is considered that the site provides scope to deliver BNG through appropriate landscaping and habitat creation as part of any detailed design, and that the requirements of Policy 31 and national BNG legislation could reasonably be met.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.32 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.33 It is considered that this development constitutes CIL liable development.
- 6.34 In the case of Permission in Principle applications the CIL charge will be calculated at the relevant Technical Details stage. 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.

Conclusions And Planning Balance:

- 6.35 The site lies outside the defined Built-Up Area Boundary for Small Dole and therefore conflicts with the spatial strategy set out in Policies 2, 3 and 4 of the Horsham District Planning Framework and Policy 1 of the Upper Beeding Neighbourhood Plan, which seek to direct new residential development within defined settlement boundaries and protect the countryside from inappropriate development. This policy conflict weighs against the proposal.
- 6.36 The weight to this conflict is though diminished given the Council is unable to demonstrate a five-year supply of deliverable housing sites, triggering the 'tilted balance' at paragraph 11d of the NPPF. The Council's supply of 1.7 years falls significantly short of the five-year requirement and is a significant material consideration which attracts weight in favour of proposals that would contribute to the delivery of additional housing.
- 6.37 Whilst the proposal would deliver only a single dwelling, it would nevertheless make a small contribution towards addressing the identified housing shortfall and assisting in boosting the supply of housing, consistent with the objectives of the National Planning Policy Framework. Further, the proposals would accord with the guidance set out within the Shaping Development in Horsham District Planning Advice Note (SDPAN), which was produced to help guide development to sustainable locations when applying the paragraph 11d 'tilted balance'.
- 6.38 In terms of environmental and technical matters, there are no overriding constraints identified at this stage. The Council's Tree Officer has advised that a modest dwelling could potentially be accommodated within the site subject to appropriate layout and the retention of the most significant trees, with detailed matters to be addressed through a future Technical Details Consent application. There are no highway capacity or safety concerns.
- 6.39 Taking these matters together, the proposal would result in a limited degree of conflict with the development plan due to its location outside the Built-Up Area Boundary. However, this harm is considered to be relatively limited given the contained nature of the site and its close relationship with existing residential development. When weighed against the benefits of delivering additional housing in the context of the Council's housing land supply shortfall,

together with the absence of technical constraints, it is considered that the balance weighs in favour of the proposal.

7 RECOMMENDATIONS

7.1 That Permission in Principle is approved, with the following informatives attached to the decision notice:

1. Technical Details Consent (TDC) Requirements

This Permission in Principle establishes only the location, land use and amount of development. All detailed matters, including access, layout, design, drainage, ecology, landscaping, affordable housing and infrastructure requirements, must be addressed through a subsequent Technical Details Consent (TDC) application in accordance with the Town and Country Planning (Permission in Principle) Order 2017.

2. Water Efficiency

In accordance with Natural England's standing advice (10 November 2025), the applicant will be required at the Technical Details Consent stage to demonstrate that the development achieves a water consumption rate of no more than 110 litres per person per day per dwelling (Building Regulations Part G) and incorporates appropriate water-efficiency measures.

3. Biodiversity Net Gain

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 requires that planning permission is deemed to be granted subject to the "Biodiversity Gain Condition", which would prevent development from commencing until a Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority.

However, under Regulations 4, 5, 7 and 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the statutory biodiversity gain condition does not apply to certain categories of development, including development which:

- 1) does not impact any onsite priority habitat (as defined under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25sqm of onsite habitat with a biodiversity value above zero, and less than 5 metres of onsite linear habitat;
- 2) is the subject of a householder application;
- 3) is undertaken solely or mainly for the purpose of fulfilling a biodiversity gain planning condition attached to another development;
- 4) consists of no more than 9 dwellings on a site no larger than 0.5ha and consists exclusively of self-build or custom-build dwellings.

Transitional arrangements also apply, under which the biodiversity gain condition does not attach to major development submitted before 12 February 2024 or to non-major development submitted before 2 April 2024.

Applicants are advised that statutory exemptions and transitional arrangements are set out at Paragraph 003 (Reference ID: 74-003-20240214) of the Planning Practice Guidance: <https://www.gov.uk/guidance/biodiversity-net-gain> .

Where onsite habitat includes irreplaceable habitat, as defined in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, additional requirements apply to the content and approval of any Biodiversity Gain Plan.

4. Highways and Access

The Local Highway Authority has raised no in-principal objection. However, full access details, parking layouts, and internal circulation arrangements will be required at the Technical Details Consent stage, supported by appropriate highway safety information.

5. Drainage Strategy

A detailed surface water drainage strategy and foul drainage arrangements will be required at the TDC stage in accordance with the requirements of the LLFA and Southern Water.

6. Amenity and Design Quality

The TDC submission must demonstrate that the proposed layout and design achieve high standards of residential amenity, including appropriate separation distances, garden sizes, outlook, daylight and privacy, and that the development meets the expectations of Policies 32 and 33 of the Horsham District Planning Framework.

7. Trees

The applicant is advised that the site contains a number of trees, including mature Oak trees located along the northern and eastern boundaries which represent important landscape features. Any subsequent Technical Details Consent application should be supported by detailed arboricultural information prepared in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

This should include, as a minimum, an Arboricultural Impact Assessment (AIA), an Arboricultural Method Statement (AMS), and a Tree Protection Plan clearly demonstrating how the proposed development has been designed to avoid unacceptable impacts on retained trees and their Root Protection Areas (RPAs), and how trees will be protected during construction.

The methodology set out within BS 5837:2012 should be followed to ensure that existing trees are appropriately integrated into the design and layout of the development and that suitable tree protection measures are implemented throughout the construction process.

8. Construction Management

The applicant is advised that any subsequent Technical Details Consent application should include details of a Construction and Environmental Management Plan (CEMP). This should include site logistics, hours of construction, delivery arrangements, and measures to control noise, dust and disturbance, in order to safeguard the amenities of neighbouring occupiers. Planning conditions are likely to be imposed to secure these details.

8 USE OF AI

8.1 This report has not been prepared with the support of artificial intelligence tools.