Horsham District Council

Philippa Robinson
Savills
74 High Street
Sevenoaks
Kent
TN131JR

Land Opposite Brick Kiln Close, Handcross Road, Plummers Plain, West Sussex
Full planning application for the development of 30 no. residential units including appearance, landscaping, layout, scale and access with associated open space, earthworks, drainage and all other associated infrastructure.

Your application DC/24/1763 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Philippa Robinson
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74 High Street
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TN131JR

Application Number: DC/24/1763

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Emma Challenger, Elivia Homes Limited

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Full planning application for the development of 30 no. residential units including appearance, landscaping, layout, scale and access with associated open space, earthworks, drainage and all other associated infrastructure.

Land Opposite Brick Kiln Close, Handcross Road, Plummers Plain, West Sussex

to be carried out in accordance with Application No. DC/24/1763 submitted to the Council on 14/11/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 04/08/2025

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Plans	Plot 30 Proposed Plans and elevations	21.176.216 REV A	25.04.2025
Plans	02/04/25 Proposed Coloured Site Layout Plan	21.176.102 REV D	04.04.2025
Plans	02.04.25 Landscape Masterplan	5966-LLB-XX-XX-DR-L-0001 S4 REV P06	04.04.2025
Plans	Drainage Strategy Layout	AC21296-ABS-XX-ZZ-SK-C-5700 REV P05	25.03.2025

Plans	Plots 20 and 21 Proposed Plans and elevations	21.176.209 REV A	26.02.2025
Plans	Plot 22 Proposed Plans and elevations	21.176.210 REV A	26.02.2025
Plans	Tree protection	21102-7	25.04.2025
Plans	Plot 23 Proposed Plans and elevations	21.176.211 REV A	26.02.2025
Plans	Plot 24 Proposed Plans and elevations	21.176.212 REV A	26.02.2025
Plans	Plots 25 and 26 Proposed Plans and elevations	21.176.213 REV A	26.02.2025
Plans	Plots 27 and 28 Proposed Plans and elevations	21.176.214 REV A	26.02.2025
Plans	Plot 29 Proposed Plans and elevations	21.176.215 REV A	26.02.2025
Plans	garages sheet 1 Proposed Plans and elevations	21.176.250 REV B	26.02.2025
Plans	garages sheet 2 Proposed Plans and elevations	21.176.251 REV B	26.02.2025
Plans	Proposed Street Scene AA and BB	21.176.350 REV B	26.02.2025
Plans	Proposed Street Scene CC and DD	21.176.351 REV B	26.02.2025
Plans	Proposed Street Scene EE and FF	21.176.352 REV B	26.02.2025
Plans	LOCATION PLAN	21.176.50 REV P	26.02.2025
Plans	Proposed Site Layout Ground Floor Plan	21.176.100 REV D	26.02.2025
Plans	Proposed Site Layout Roof Plan	21.176.101 REV D	26.02.2025
Plans	BNG Areas Plan	21.176.110 REV B	26.02.2025
Plans	Proposed Refuse Strategy Plan	21.176.111 REV B	26.02.2025
Plans	Proposed Unit Mix Plan	21.176.112 REV B	26.02.2025
Plans	Proposed Building Heights Plan	21.176.113 REV B	26.02.2025
Plans	Proposed Parking & EVCP Plan	21.176.114 REV C	26.02.2025
Plans	Proposed Tenure Plan	21.176.115 REV B	26.02.2025
Plans	Plots 1a-3a Proposed Plans and elevations	21.176.200 REV A	26.02.2025
Plans	Plots 4-5 Proposed Plans and elevations	21.176.201 REV A	26.02.2025
Plans	Plots 6a-9a Proposed Plans and elevations	21.176.202 REV A	26.02.2025
Plans	Plots 10 and 11 Proposed Plans and elevations	21.176.203 REV A	26.02.2025
Plans	Plot 12 Proposed Plans and elevations	21.176.204 REV A	26.02.2025
Plans	Plot 13 Proposed Plans and elevations	21.176.205 REV A	26.02.2025

Plans	Plot 14 Proposed Plans and elevations	21.176.206 REV A	26.02.2025
Plans	Plot 15 Proposed Plans and elevations	21.176.207 REV A	26.02.2025
Plans	Plots 16a-19a Proposed Plans and elevations	21.176.208 REV A	26.02.2025
Plans	Proposed Developable Area Plan	21.176.116 REV A	14.11.2024
Plans	Plots 18a - 21a Proposed Plans and elevations	21.176.210	14.11.2024
Plans	Plots 22 and 23 Proposed Plans and elevations	21.176.211	14.11.2024
Plans	Plot 25 Proposed Plans and elevations	21.176.213	14.11.2024
Plans	Plot 26 Proposed Plans and elevations	21.176.214	14.11.2024
Plans	Plots 27-28 Proposed Plans and elevations	21.176.215	14.11.2024
Plans	Plots 29-30 Proposed Plans and elevations	21.176.216	14.11.2024
Plans	Plot 31 Proposed Plans and elevations	21.176.217	14.11.2024
Plans	Plot 32 Proposed Plans and elevations	21.176.218	14.11.2024

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

3 **Pre-Commencement Condition** : No development shall commence pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, unless and until the following preliminaries have been completed in the sequence set out below, with all works thereafter executed in full accordance and with the 21102-AA6-CA 24th April 2025 Arboricultural Assessment & Method Statement by Barrell Tree Consultancy:

(a) All trees on the site shown for retention on plan drawing reference Barrell Tree Protection Plan Ref: 21102-7, 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 development works and until all machinery and surplus materials have been removed from the site.

(b) 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 Policies 31 and 33 of the Horsham District Planning Framework (2015) and in the interests of amenity and visual impact and setting of the High Weald National Landscape in accordance with Policies 25, 30, 33 of the Horsham District Planning Framework (2015).

4 **Pre-commencement Condition** : Any works which will impact the breeding / resting place of Hazel Dormouse bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

(a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or

(b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected 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 s17 Crime & Disorder Act 1998 and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

5 **Pre-commencement Condition** : No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the local planning authority. The Reptile Mitigation Strategy shall include the following:

(a) Purpose and conservation objectives for the proposed works.
(b) Review of site potential and constraints.
(c) Detailed design(s) and/or working method(s) to achieve stated objectives.
(d) Extent and location/area of proposed works on appropriate scale maps and plans.
(e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
(f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
(g) Persons responsible for implementing the works.
(h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
(i) Details for monitoring and remedial measures.
(j) Details for disposal of any wastes arising from works. The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework.

6 **Pre-commencement Condition** : No development hereby permitted shall commence, including enabling works and site clearance, until a Non-Licensed Method Statement for Great Crested Newts has been submitted and approved in writing by the Local Planning Authority. The Non-Licensed Method Statement must be produced by a suitably qualified ecologist and shall detail all methods of mitigation to be employed to prevent harm to Great Crested Newts for all phases of the development project. The development shall thereafter be implemented in accordance with the approved statement.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework.

7 **Pre-Commencement Condition** :

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

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

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

8 **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) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) 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.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

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).

9 **Pre-Commencement Condition** : The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:

(a) Details of site management contact details and responsibilities;
(b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
    i. location of site compound,
    ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
    iii. site offices (including location, height, size and appearance),
    iv. location of site access points for construction vehicles,
    v. location of on-site parking,
    vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
(c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
(d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

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).

10 **Pre-commencement Condition** : Prior to commencement of development, a construction environmental management plan for Biodiversity (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.
(i) Containment, control and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period 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 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Local Plan (2015).

11 **Pre-commencement Condition** : No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external

ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and setting of the High Weald National Landscape in accordance with Policies 25, 30, 33 of the Horsham District Planning Framework (2015).

12 **Pre-commencement Condition** : No development shall commence unless and until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any dwelling shall take place until the approved works required to facilitate that dwelling have been completed. The foul drainage system shall be retained as approved thereafter.

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

13 **Pre-commencement Condition** : Prior to the commencement of development, 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 in accordance with these submitted details, informed by the Drainage Strategy Report by Abstruct Consulting,24th March 2025, revision P07; Drainage Strategy Layout by Abstruct Consulting, 24th March 2025, revision P05; Flood Risk Assessment by Abstruct Consulting, February 2025, revision P06 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 NPPF and Policy 38 in Horsham District Planning Framework.

14 **Pre-commencement Condition** : No development shall take place on site in relation to the dwelling units fronting onto the B2110 (identified as 1a, 2a, 3a, 4, and 5 on the approved drawings) until a scheme for protecting future occupiers of those dwellings from road traffic noise has been submitted to, and approved in writing by, the Local Planning Authority. The proposed scheme shall include any necessary ventilation sufficient to prevent overheating and maintain thermal comfort, and acoustic impact assessment to achieve appropriate noise levels for internal day time (0700 - 2300) and internal night time (2300 - 0700) for habitable rooms (with windows open) and garden/external amenity spaces, as agreed by the Local Planning Authority.

If it is predicted that the internal noise levels specified above will not be met with windows open, the proposed mitigation scheme shall assume windows would be kept closed and will specify an alternative and appropriate ventilation system to prevent overheating.

The approved scheme shall be fully implemented in accordance with the recommendations of the approved acoustic impact assessment, including performance details and a glazing plan, and a final verification report shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of each relevant dwelling,

All work must be carried out by suitably qualified person and the approved noise, attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Pre-Commencement Condition** : No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan (LMP). This should include:

(a) Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded.

(b) Written Specification detailing:

- All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting
- All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.
- Furniture (Bins, Benches and Signage) and Play Equipment
- All operations and procedures for surface water drainage system; inspection of linear drains and swales, removal of unwanted vegetative material and litter.

(c) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

Reason: To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic in the interests of visual amenity and nature conservation in accordance in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16 **Pre-Commencement Condition** : Prior to the commencement of the construction of the dwellings details of the Sustainable Urban Drainage System shall be submitted to and approved in writing by the Local Planning Authority. This should include:

a) detailed topographical plans including section drawings with gradients
b) details of proposed inlet and outlet elements
c) a timetable for their implementation; and
d) management and maintenance operations.

The Sustainable Urban Drainage System shall thereafter be implemented in full accordance with the approved details and shall be retained and maintained as such thereafter.

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

17 **Pre-Commencement Condition** : Before any works commence on site, details of advance planting of trees and structural vegetation to the green open space area to the eastern parcel shall be submitted and approved by the Local Planning Authority. Implementation will need to be carried out prior to any other construction work and in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

Reason - In order to ensure key structural / screening landscape planting is carried out at the earliest opportunity, in the interest of the landscape character and amenity of the locality, and the character, setting of the High Weald National Landscape, and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024

18 **Pre-Commencement Condition** : No development shall commence until either:

(i) Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Offsetting Water Scheme;

or

(ii) Following the completion of the borehole testing, confirmation has been submitted to and been approved in writing by the Local Planning Authority that, the water demand from the proposed development can and will be offset by the offsite borehole in accordance with the Water Neutrality Statement Technical Note 1: Water Neutrality Statement 12th February 2025 by Motion; and the necessary legal agreement to deliver and secure the credits from the approved off-site borehole has been approved by the Local Planning Authority; and

(iii) The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved borehole at part (ii) has been fully implemented and is operational.

Reason: To ensure that the approved development is water neutral, thus avoiding contribution to the possible adverse effect upon the integrity of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar designations addressed by the Natural England Position Statement of September 2021 and to satisfy the Authority's duties pursuant to the Protection of Habitats and Species Regulations 2017 (as amended) at Regulation 63.

19 **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: To ensure a satisfactory development that is sympathetic to the landscape and character of the surroundings and setting of the High Weald National Landscape, and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024).

20 **Pre-commencement (slab level) Condition** : No development shall commence until full details of all 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 coordination with the approved landscaping strategy and proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

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

21 **Pre-commencement (slab level) Condition** : Prior to any works above slab level, a Biodiversity Enhancement Strategy for Protected and Priority or threatened species, prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

(a) purpose and conservation objectives for the proposed enhancement measures;

(b) detailed designs or product descriptions to achieve stated objectives;

(c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
(d) persons responsible for implementing the enhancement measures; and
(e) details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015)

22 **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:

(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes
(d) Details of all boundary treatments. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation.
(e) Details of all external lighting

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 or retained 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: In the interests of visual amenity and the character and appearance of the area and setting of the High Weald National Landscape, and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024).

23 **Pre-Occupation Condition** : The development hereby approved 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:

(a) a timetable for its implementation,
(b) details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,

(c) 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 NPPF and Policy 38 in Horsham District Planning Framework.

24 **Pre-Occupation Condition** : Prior to occupation of the development, details of the rainwater harvesting system shall be submitted to and approved by the Local Planning Authority. These shall include:

(a) Likely contaminants associated with the rainwater harvesting system, including contaminants associated with the components of the proposed system.
(b) Proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
(c) Clarification what steps will be taken in the event of equipment failure, including any re-activation of the system after it has been out of use due to lack of rainfall/use.
(d) Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
(e) Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
(f) Details of the management company responsible for the maintenance and management of the rainwater harvesting systems.

Reason: To ensure that the approved development is water neutral, thus avoiding contribution to the possible adverse effect upon the integrity of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar designations addressed by the Natural England Position Statement of September 2021 and to satisfy the Authority's duties pursuant to the Protection of Habitats and Species Regulations 2017 (as amended) at Regulation 63.

25 **Pre-Occupation Condition** : The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement (Technical Note 1: Water Neutrality Statement 12th February 2025 by Motion). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, details of the approved rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained and operated as such at all times thereafter.

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

26 **Pre-Occupation Condition** : The development hereby approved shall not be occupied until all the works which form part of the scheme for protecting the proposed development from noise as approved by the Local Planning Authority under condition 14 above have been completed. All works which form part of the approved scheme for that respective dwelling shall

be completed prior to first occupation of that dwelling. The approved scheme shall be thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

27 **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 contamination remediation scheme required and approved under the provisions of condition 8 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 8 above, 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).

28 **Pre-Occupation Condition** : No part of the development hereby permitted shall be occupied until a detailed lighting scheme shall has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be:

(a) in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations (demonstrating lighting designed to Institute of Lighting Professionals light control zone E1 standards to protect intrinsically dark night skies, and

(b) based on Guidance Note: 08/23 (Institute of Lighting Professionals) and 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 and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory, and

(c) shall exclude street lighting columns and floodlighting.

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 to safeguard the amenities of the site and surrounds with the setting of the High Weald National Landscape and to protect its intrinsic night dark skies in accordance with Policies 30, 31, 32 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024).

29 **Pre-Occupation Condition** : Prior to the first occupation of any approved dwelling the developer will, at their own expense, install the required fire hydrants in locations to be submitted to and approved by the Local Planning Authority to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

Reason: To ensure fire hydrants are provided for fire safety in accordance with Policy 32 of the Horsham District Planning Framework (2015).

30 **Pre-Occupation Condition** : No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling or otherwise shown on drawing approved as listed on this decision notice or subsequently approved in discharge of condition pursuant to it. The facilities shall thereafter be retained for use at all times.

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

31 **Pre-Occupation Condition** : No part of the development shall be first occupied until visibility splays of 2.4 metres by 61 metres have been provided at the proposed site vehicular access onto Handcross Road in accordance with the approved planning drawings. 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 in accordance with Policy 40 of the Horsham District Planning Framework (2015)

32 **Pre-Occupation Condition** : No part of the development hereby permitted shall be occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance plans and details submitted to and approved in writing by the Local Planning Authority (and to include at least 5% accessible parking spaces as per Department of Transport Inclusive Mobility). The car parking spaces permitted shall thereafter be retained as such for their designated use.

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

33 **Pre-Occupation Condition** : No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved 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 to provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

34 **Pre-Occupation Condition** : No dwelling shall be first occupied until the necessary in-building physical infrastructure and necessary external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection serving the respective dwelling has been provided.

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).

35 **Pre-Occupation Condition** : 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 13 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 NPPF and Policy 38 in Horsham District Planning Framework.

36 **Pre-Occupation Condition** : Prior to the first occupation of the development hereby permitted an updated Air Quality Assessment (including schedule of air-quality mitigations) shall be submitted to and approved in writing by the Local Planning Authority. The air quality mitigation measures to be submitted shall be sufficient to offset the expected damage cost calculation set out within the updated Air Quality Assessment (informed by 455018AQREV3.docx Air Quality Assessment REV 03 by Savills). The agreed mitigations shall be implemented in advance of the first occupation of any approved dwelling and maintained as such thereafter.

Reason: To ensure that the proposed development adequately mitigates against its expected adverse air-quality effects and to avoid duplication where mitigations are otherwise required by compliance with alternative regulatory regimes in accordance with Policy 24 of the Horsham District Planning Framework (2015).

37 **Regulatory Condition** : All mitigation measures and/or works shall be carried out in accordance with the details contained in the Hazel Dormouse Method Statement NE template (Sam Watson, submitted 26th February 2025), Additional Ecological Information (Sam Watson Ecology, February 2025) and Ecological Impact Assessment and Baseline Biodiversity Net Gain Assessment (Sam Watson Ecology, October 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

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

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

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

39 **Regulatory Condition** : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes AA, B, C, E, F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted 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; to protect intrinsically dark night skies in the High Weald National Landscape setting in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024).

40 **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 proposed building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and character of the surroundings and setting of the High Weald National Landscape, and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024).

Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant
The applicant is made aware of the strong encouragement from Horsham District Council on the developer to explore with the Parish Council and the Local Highway Authority (West Sussex County Council), the potential for a Traffic Regulation Order at the stretch of the B2110 to provide for traffic calming measures, including a controlled crossing.

Note to Applicant – 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 constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.