



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0754

Land North of 6 Montpelier Cottages, Old London Road, Washington, West Sussex,

DESCRIPTION:

Variation of Condition 1 of previously approved application reference DC/25/1480 (Erection of 4no. 3-bedroom dwellings with associated car parking, private amenity space and acoustic fencing. Creation of an ecological buffer zone) to make a minor amendment to the approved red line boundary.

RELEVANT PLANNING HISTORY:

DC/21/1689	Outline application (all matters reserved) for the erection of 2x2 bed semi-detached dwellings, 3x2 bed terraced dwellings and 4x3 bed semi detached dwellings (9 units in total), provision of parking for 24 vehicles.	Application Permitted on 07.05.2024
DC/25/0837	Removal of Conditions 8, 13 and 14 of previously approved application DC/21/1689 (Outline application (all matters reserved) for the erection of 2x2 bed semi-detached dwellings, 3x2 bed terraced dwellings and 4x3 bed semi detached dwellings (9 units in total), provision of parking for 24 vehicles) relating to water neutrality.	Application Permitted on 24.11.2025
DC/25/1480	Erection of 4no. 3-bedroom dwellings with associated car parking, private amenity space and acoustic fencing. Creation of an ecological buffer zone.	Application Permitted on 23.01.2026

DESCRIPTION OF THE SITE

The application site to the east of Old London Road, outside any built-up area boundary. The site is therefore located within a countryside location in policy terms.

The site comprises an area of unmaintained grassland with a belt of trees located along the eastern boundary. The site is bound by the A24 to the east, with residential dwellings located immediately to the south and west of the application site. The wider surrounding comprises sporadic residential, commercial and agricultural development.

It is noted that Outline planning permission has also been granted to the immediate north of the application site under planning reference DC/21/1689 for the erection of 9no. dwellings.

DESCRIPTION OF THE APPLICATION

The application seeks to vary condition 1 of planning approval reference DC/25/1480 to reduce the red line boundary of the site. The site area is to be slightly reduced, with the extent of the northern boundary reduced, tapering further to the south. This would have the result of reducing the width of the rear amenity space to Plot 4 and slightly reducing the BNG buffer area.

No amendments are proposed to the scale, design layout, or appearance of the dwelling, with only an alteration to the site boundary proposed.

The proposed dwellings would be set back from the road frontage and would extend along a staggered build line, with private amenity space provided to the rear/east. An existing access track serving garages to the south of the site would be retained.

The proposed development would extend over two storeys and would incorporate a pitched roof. Each dwelling would incorporate a single storey porch projection to the front elevation, with full height glazing to the rear elevation. The proposed dwellings would be finished in traditional brick with tiled roof.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 29 - Equestrian Development
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
Policy 43 - Community Facilities, Leisure and Recreation

Storrington, Sullington & Washington Neighbourhood Plan (made)

Policy 1 – A Spatial Plan for the Parish
Policy 2 – Site Allocations for Development
Policy 8 – Countryside Protection
Policy 9 – Green Gap
Policy 14 – Design
Policy 15 – Green Infrastructure & Biodiversity
Policy 17 – Traffic & Transport

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1.7years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 17: Green Infrastructure and Biodiversity
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

Supplementary Planning Guidance:

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

Parish Design Statement:

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

PUBLIC CONSULTATIONS:

Representations:

5 letters of Objection have been received from 4 separate addresses, objecting to the application on the following grounds:

- Cramming four dwellings onto a reduced site results in a cramped, out-of-character layout with awkward, constrained internal living spaces.
- The northernmost dwelling sits directly on the boundary line, creating an unneighbourly relationship and risking third-party land encroachment during construction.
- The plan lacks visitor spaces and proposes undersized resident bays for 3-bedroom homes, which will cause overspill and severe parking stress on Old London Road.
- The constrained local road system cannot handle the increased traffic volume, a risk exacerbated by the failure to assess cumulative impacts from other nearby developments.

- Old London Road lacks street lighting and traffic calming, has a poorly maintained surface, and frequently operates as a single lane, creating high-risk conditions for pedestrians and cyclists.
- Sharp road geometry and existing hedges severely restrict driver visibility at key junctions (Rock Road/A24), compounding safety risks for local children and road users.
- Heavy vehicle traffic already causes significant vibration and shaking impacts for nearby residential properties.
- The project results in a substantial loss of landscape character, green space, visual amenity, local biodiversity, and effective surface water management.
- The application features an incorrect red-line boundary that includes third-party land without owner consent or proper notice.
- The proposal fails to include a comprehensive topographical survey to verify accurate site dimensions and boundaries on a highly restricted plot.

Parish Comments:

None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

The application site is located outside of any defined built-up area boundary and is therefore within the countryside in policy terms. The site is not allocated within the Horsham District Planning Framework, nor with the made Storrington, Sullington and Washington Neighbourhood Plan. The proposed development would not therefore comply with Policies 1, 2, and 3 of the HDPF and would not ordinarily be considered acceptable in principle.

It is however noted that Policy 1 of the Storrington, Sullington and Washington Neighbourhood Plan states that *"Development proposals outside the Built Up Area of Washington will be supported on any allocated site(s) and within the area within and around Montpelier Gardens/Luckings Yard...or if it results in the reuse of previously developed land on land outside the South Downs National Park provided the proposal accords with other policies in the Development Plan."* [emphasis added]

The principle of development was considered under the initial planning permission reference DC/25/1480. The proposed site is immediately opposite the area identified under Policy 1 in the Storrington, Sullington and Washington Neighbourhood Plan. As such, it can be considered as 'around Montpelier Gardens / Luckings Yard'. By virtue of the allocation of this site for development under the Neighbourhood Plan, the principle of development of this site is therefore considered acceptable.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals will be required to reflect the architectural and historic character and scale of the surroundings buildings and landscape.

Paragraph 135 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

The proposed variation relates to a slight reduction in the site area, reducing the extent of the northern boundary with the consequence of narrowing the width of the private amenity space serving Plot 4. No alterations are proposed to the layout of the development, nor the scale, design, form or appearance of the residential development proposed.

Matters of design and appearance were considered under the initial planning permission reference DC/15/1480.

The proposed development would comprise a terrace of 4no. two storey dwellings set back from Old London Road and arranged from north to south. The proposal would follow a linear build line to reflect that of the adjacent development of 1-6 Montpelier Cottages to the south.

The proposal would be designed to reflect similar development within the immediate surroundings, with the roof form, projections, and materials, considered to reflect the built features of the adjacent residential dwellings. The proposed dwellings would be of a similar scale, massing, and bulk to the adjacent residential dwellings, where each would benefit from a similar plot size. For these reasons, it is considered that the proposal would reflect the character and appearance of similar development within the immediate locality and would relate sympathetically to the built surroundings.

The relocation of the northern boundary line, and the subsequent modest reduction in the site area, is not considered to result in a perceptible impact upon the character or visual quality of the development.

It is noted that an objection letter has raised concerns regarding the proximity of the proposed residential dwellings to the northern boundary, and consequently the proximity of the proposed development to the adjacent approved development. The adjacent planning approval relates to Outline permission, where details of layout, scale and design were reserved for later consideration. The layout of the development at the adjacent site has not therefore been approved under the Outline permission, and no Reserved Matters application has been submitted and/or approved. While the plans submitted in support of the Outline application do show development in close proximity, a sufficient distance would be retained between the two developments. Notwithstanding this, the plans are indicative only and has not therefore been formally approved. Should a Reserved Matters application on the adjacent site be submitted, consideration of the relationship between the built form would be a material consideration. It cannot however be given weight in the current assessment.

The proposal would continue to reflect the townscape character and appearance of the immediate surroundings, sitting comfortably within the context of existing residential development, and of a form and appearance that would relate sympathetically to the built development.

The proposal is therefore considered to accord with the above policies.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and

spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The proposed development would be arranged in a terraced layout, set away from the nearest residential property to the south, and built-up to the boundary to the north. The proposed dwellings would be built along a staggered build line with each dwelling benefiting from private amenity space set on lower ground level than the residential dwellings.

While the proposal would introduce additional residential receptors, it is considered that sufficient distance would be retained between the proposed development and the existing dwellings to the south. It is recognised that there a degree of mutual overlooking is established by way of the existing residential development in the area, where it is not considered that the proposal would result in any greater level of harm than the existing situation.

It is noted that Outline planning permission has been granted on land to the immediate north of the application site. This planning permission was however granted with all matters reserved, including that of access. No Reserved Matters application has yet been received, but indicative plans were submitted as part of the application which show the proposed 9no. dwellings to be located centrally within the site and arranged along a continuous build line. It is considered that sufficient spacing would be retained between the proposed development and the development to the north, so that the proposal would not result in harm.

The relocation of the northern boundary line, and the subsequent modest reduction in the site area, is not considered to result in a perceptible impact upon the amenity of future occupiers or users of nearby land.

For these reasons, the proposed development is considered to be of a layout, scale, and siting that would not result in harm to the amenities of neighbouring properties through overlooking, loss of light, or loss of privacy. The development is therefore considered to be in accordance with the above policies.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The proposed development would be accessed directly from Old London Road, with each dwelling incorporating an area of parking to the frontage that would seek to accommodate 2no. vehicles.

The relocation of the northern boundary line, and the subsequent modest reduction in the site area, is not considered to result in a perceptible impact upon the proposed parking layout and allocation.

It is not considered that the proposal would result in safety concerns arising from the proposed driveways, where the level of activity from vehicle movements would not be considered to have a severe impact on the highway network. Sufficient parking has been provided to accommodate the anticipated needs of the development.

For these reasons, the proposed development would provide safe and adequate access for users and would not result in harm to the function and safety of the highway network, in accordance with the above policies.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

Circular 06/2005 identifies that the presence of protected species is a material consideration when considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Therefore, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted. Information on biodiversity impacts and opportunities should inform all stages of development, and an ecological survey is usually necessary where the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate.

The Applicant originally submitted a Preliminary Ecological Appraisal reference 13601 by Phlorum dated 16 September 2025. The Report concludes that the habitats within the site are considered largely to be of ecological value within the immediate vicinity only. The site provides suitable habitat to support several protected species and groups, however these populations are unlikely to be locally significant. The Report makes recommendations with respect mitigation and enhancement measures. This report remains in date and valid for the purpose of assessment.

There is no evidence to suggest that the context of the site has changed, and it is considered that there is sufficient ecological information available for determination. This provides certainty of the likely impacts on designated sites, protected and priority species and habitats, and this confirms that with appropriate mitigation measures secured, the development can be made acceptable. It is recommended that the mitigation and enhancement measures as contained within the Preliminary Ecological Appraisal V4 (Phlorum Limited, September 2025) be secured by condition.

Subject to such condition, the proposed development is considered to accord with the above policies.

Water Neutrality:

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

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

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

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

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

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

Should the proposed development be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Electric vehicle charging points

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant initially submitted a Biodiversity Metric which demonstrates a 3.97% net gain is achievable by way of onsite biodiversity gains. The remaining 0.68 units would be purchased through a habitat bank. The proposed BNG strategy would be secured by the statutory condition.

Other Matters:

A representation has been received which has raised a number of concerns with regard to the validity of the original planning permission and the notice served. The Application Form accompanying the initial application included the signed declaration confirming that the details provided were true to the Applicant's knowledge. No evidence was provided at the time of the original application to indicate that the land ownership was in dispute, with an appropriate level of publicity undertaken, including the posting of a site notice. The matter of land ownership arose after the original planning permission was granted, and the current application has sought to address this through the reduction of the development site. This current application would represent a new planning permission and would have the effect of addressing the land ownership matter, and it is therefore considered that the current application can proceed to determination.

To the same effect, notice has not been required under this application as all land within the red line is under the ownership of the Applicant, and the correct Ownership Certificate has been signed.

Conclusions:

The proposed development would be located on a site which falls within the area within and around Montpellier Gardens/Luckings Yard, and is therefore considered to accord with Policy 1 of the Storrington, Sullington and Washington Neighbourhood Plan.

The development would contribute to the identified housing need, where the design and appearance of the development is considered to relate sympathetically to the character and visual amenity of the site and wider surroundings. The proposed development has been designed to appropriately consider the amenity of neighbouring properties and users of land, and would not result in harm to the function and safety of the public highway network.

The relocation of the northern boundary line, and the subsequent modest reduction in the site area, is not considered to result in a perceptible impact upon the character or visual quality of the development, the amenity of future occupiers or users of nearby land, nor the function and safety of the highway network.

For these reasons, the proposed development is considered acceptable in principle and would accord with the development plan when considered as a whole.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	377.88	0	377.88
	Total Gain		377.88
	Total Demolition		0

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

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

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted must be commenced by the 23.01.2029.

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

- 3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- (a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- (b) the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

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

- 4 **Pre-Commencement Condition:** The development hereby permitted shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan; and
- (c) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan from the completion of development.

has been submitted to, and approved in writing by, the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Any proposed or retained planting, which within a period of 5 years after the completion of development, 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 the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- (a) All trees on the site shown for retention on approved drawing number reference ARC/088/25/18, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- (b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- (c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

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

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

- 6 **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).

- 7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until full details of the internal and external noise mitigation measures have been submitted to and approved, in writing, by the Local Planning Authority. The mitigation measures shall have regard, but not be limited to, the recommendations within the Residential Noise Assessment Ver. 1-2 by Entran Limited dated 02.09.2025. The approved measures shall be implemented prior to first occupation of any dwelling and shall be maintained and retained as such there-after.

Reason: In the interests of the amenities of the future occupiers and in accordance with Policy 32 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- (a) Purpose and conservation objectives for the proposed enhancement measures;
- (b) Detailed designs to achieve stated objectives;
- (c) Locations of proposed enhancement measures by appropriate maps and plans;
- (d) Persons responsible for implementing the enhancement measures;
- (e) Details of initial aftercare and long-term maintenance (where relevant).

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

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

- 9 **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
- (e) Details of all external lighting
- (f) Details of the ecological buffer zone and its long term management.

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 (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which 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).

- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved plan reference ARC/088/25/07. 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 Policy 40 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. 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).

- 12 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with plan reference ARC/088/25/07. These facilities 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).

- 13 **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).

- 14 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Preliminary Ecological Appraisal reference 13601 V4 by Phlorum dated 16.09.2025.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

- 15 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the mitigation measures outlined within the Residential Noise Assessment Ver. 1-2 by Entran Limited dated 02.09.2025.

Reason: In the interests of the amenities of the future occupiers and in accordance with Policy 32 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the Flood Risk Assessment and Drainage Strategy reference 1fowas/2411100 Final A by Motion dated 28.08.2025.

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

- 17 **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 and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 31 and 37 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

NOTE TO APPLICANT

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 \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain).

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.

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/26/0754

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing Floor Plans	ARC/088/25/01	11.05.2026
Elevation plan	Existing Elevations 1 of 2	ARC/088/25/02	11.05.2026
Elevation plan	Existing Elevations 2 of 2	ARC/ 088/25/ 03	11.05.2026
Section plan	Existing Sections	ARC/ 088/25/ 04	11.05.2026
Location & Site plan	Existing Site and Location Plan	ARC/088/25/05	11.05.2026
Site plan	Proposed Site Plan	ARC/088/25/07	11.05.2026
Elevation plan	Proposed Elevations 1 of 2	ARC/088/25/08	11.05.2026
Elevation plan	Proposed Elevations 2 of 2	ARC/088/25/09	11.05.2026
Section plan	Proposed Sections	ARC/088/25/10	11.05.2026
Elevation & Floor plan	Proposed Plans - Plot 1	ARC/088/25/13	11.05.2026
Elevation & Floor plan	Proposed Plans - Plot 2	ARC/088/25/14	11.05.2026
Elevation & Floor plan	Proposed Plans - Plot 3	ARC/088/25/15	11.05.2026
Elevation & Floor plan	Proposed Plans - Plot 4	ARC/088/25/16	11.05.2026

Site plan	Proposed Site Plan	ARC/088/25/17	11.05.2026
Plans	Landscape Plan	ARC/088/25/18	11.05.2026
Supporting Docs	Preliminary Ecological Appraisal by Phlorum dated 16.09.2025	13601 V4	16.09.2025
Supporting Docs	Residential Noise Assessment by Entran Limited dated 02.09.2025	NONE 1-2	16.09.2025
Supporting Docs	Flood Risk Assessment and Drainage Strategy by Motion dated 28.08.2025	1fowas/2411100	16.09.2025

DELEGATED

Case Officer sign/initial Tamara Dale Date: 23.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 06.07.2026