Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0907
South House Farm, Marringdean Road, Billingshurst, West Sussex, RH14 9HH

DESCRIPTION:
Conversion of barns and Old Stable Cottage to form a single dwelling (Full Application)

RELEVANT PLANNING HISTORY:

DC/24/0908	Conversion of barns and Old Stable Cottage to form a single dwelling (Listed Building Consent)	Application 19.09.2024	Permitted on

DESCRIPTION OF THE SITE

The application site is set within the countryside surrounded primarily by fields and away from the maintained highway. It is located outside of the Built-Up-Area Boundary of Billingshurst, to the west of South House Farm. The existing building is a Grade II Listed Building.

The site is within the bat sustenance zone. This is a consideration for ecological impacts for developments related to The Mens Nature Reserve and Ebernoe Common Nature Reserve, which are both classed as Special Areas of Conservation, within the district of Chichester. One of the special qualities of these areas is that they host protected species, including the Barbastelle and Bechstein's bats, which use the bat sustenance zone.

While described as the conversion of barns in the description the existing plans show all the buildings to be converted as being used for purposes related to the dwellinghouse.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (HDPF 2015)
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision
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

Horsham District Local Plan (2023-40) (Awaiting examination)
Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 3: Settlement Expansion
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction
Policy 9: Water Neutrality
Policy 10: Flooding
Policy 11: Environmental Protection
Policy 12: Air Quality
Policy 13: The Natural Environment and Landscape Character
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 23: Infrastructure Provision
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 37: Housing Provision
Policy 40: Improving Housing Standards in the District

Billingshurst Neighbourhood Plan (2019-2031)
Policy Bill 1: Billingshurst Built-Up Area Boundary
Policy Bill 2: Housing Design and Character
Policy Bill 3: Energy Efficiency and Design
Policy Bill 14: Residential Parking Provision

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 2.9 years. 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.

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:

Archaeology: No Objection

The site is within an Archaeological Notification Area DWS8925- South House Farm 17th Century Historic Farmstead, Billingshurst but the proposals involve internal and external alterations to the buildings and do not involve any significant new ground disturbance so we have no archaeological concerns in this case.

Natural England (Bats): No Objection

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Ecology: No Objection (summary)

We have no other comments in addition to our response dated 15th October 2024 and are still satisfied that there is sufficient ecological information available for determination. This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

District Newt Licensing Officer: Comments

Following the provision of additional information the officer confirmed that:

- The applicant should submit the RAMs in the PEA from Sylvatica (from the 0862) document for 0907 also.
- I can then ask Place services to confirm these RAMs are acceptable.
- These will both then be conditioned for both applications to be followed.

Concerns were then raised on the 4th of November 2024 that the RAM's have not be submitted in the new document. Ecologist to provide further comments on the matter.

Conservation: No Objection

I appreciate the desire to separate the historic farm buildings from the farmhouse and to undertake a more intensive residential conversion. The historic farm buildings are underused and a more intensive use will ensure there is motivation to maintain and repair them in the future. They are clearly no longer in agricultural use and the proposal will not dilute an appreciation or understanding of their historic context or relationship with the listed farmhouse. The alterations to the interior will maintain the volume and character of the spaces. I am satisfied the proposal will not be harmful. I have suggested conditions below.

Natural England: No Objection

We concur with the conclusion of your authority's HRA Appropriate Assessment, insofar that we have no objections subject to the delivery, management and maintenance of measures identified in the water neutrality statement, as subject to relevant pre-commencement conditions identified in the appropriate assessment being put in place, to achieve water neutrality.

WSCC Highways: No Objection (summary)

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Southern Water: Standing Advice

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

The attached plan shows that the proposed development will lie over an existing public sewer/water main, which will not be acceptable to Southern Water. The exact position of the public apparatus must be determined on site by the applicant before the layout of the proposed development is finalised. It might be possible to divert the sewer/water main, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

In order to protect drainage/water apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers/water mains, prior to the commencement of the development.

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
No Objection

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Principle of Development:

The application building comprises a former stable block previously converted into residential use, accommodated within the northern and eastern portions of the building, hosting one bedroom, a large reception room, a kitchen and a sitting room. The southern portion of the building remains ancillary to the use of the dwelling. The proposal seeks internally extend the existing dwelling into the southern area, with internal alterations, making limited external changes. Given the presence of an existing residential use, no objection is raised with regards to the principle of the development.

Design and Appearance:

Policy 25 of the HDPF, The Natural Environment and Landscape Character, sets out that proposals will be required to protect, conserve, and enhance the landscape character, taking into account areas

identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.

Policy 32 of the Horsham District Planning Framework states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the Horsham District Planning Framework states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy Bill 2: Housing Design and Character from the Billingshurst Neighbourhood Plan states that: *"Development proposals should be guided by the Billingshurst Parish Design Statement and, where practicable, should incorporate the following features into the overall design of development:"*

i. Soft landscaping and other boundary treatments to provide active frontages
ii. Courtyard layouts
iii. Varying style of housing
i. Staggered layouts rather than uniform lines of properties
ii. Off road parking provision
iii. Housing constructed around green space.
iv. Accessible and attractive public open spaces, incorporating opportunities for 'natural play' in line with BILL4 and creative use of Sustainable Drainage Systems in line with Policy BILL16.
v. Footways that allow for safe access for all persons.
vi. Required to reflect the scale and local vernacular of the surrounding buildings.
vii. Use materials that are in keeping with those used in existing buildings in the immediate locality.
viii. Preserve and sensitively incorporate existing natural features such as trees and hedgerows within the site, with the aim of delivering a net environmental benefit for local people and wildlife.

The proposal seeks to convert the existing one-bedroom cottage and a building in the garden into a dwellinghouse. While defined as barns in the description the existing plans show the buildings to be in domestic use.

The proposed external works are limited to landscaping, the addition of a flue and amendments to the fenestrations. The primary external change would be the western and northern elevation doors and windows, these would be in aluminium black. A condition is recommended requiring the submission of the proposed external materials, to ensure they are of a suitable appearance when used on the listed dwellinghouse.

The amendments would result in a more domestic and contemporary dwelling than the existing situation. This would contrast in some respects with South House Farm. The buildings; however, would not be significantly altered or extended. The proposal would allow for a more intensive use of underused buildings and help ensure there is motivation to maintain and repair the listed elements. The proposed design and use would not dilute the appreciation or understanding of the historic context or relationship with the listed farmhouse.

Overall, the density and layout of the site is considered acceptable, and subject to a condition regarding materials to ensure that they reflect the appearance and quality of the local vernacular, and details of landscaping, would not harm the character of the area. The visual impact of the proposal is therefore considered acceptable and in accordance with the above policies.

Amenity Impacts

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33(2) of the HDPF states that development should be designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, whilst having regard to the sensitivities of surrounding development.

South House Farm is located to the east of the site. The proposal is not considered to give rise to any unacceptable neighbour amenity issues due to the distance between this development and the nearest residential neighbours. Additionally, it is considered that the relationship between the proposed dwellings would be acceptable, with no part of the built form resulting in an unacceptable outlook or limited degree of daylight/sunlight. The proposal is considered to provide adequate internal space to provide a good standard of living space for future occupiers.

Highways Impacts

Policies 40 and 41 of the HDPF states that development should provide safe and adequate parking, suitable for all anticipated users.

Some amendments are proposed to the driveway and WSCC have confirmed there is adequate space available for parking. Electric vehicle charging and cycle parking details are to be secured by recommended conditions.

WSCC have been consulted during the course of the application and have raised no concern with regards to parking provision, access or other highways safety concerns.

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 Council's Ecology consultant and the Great Crested Newt Officer both initially raised temporary holding objections. The Ecology consultees objection has now been resolved through the provision of additional surveys and conditions. However, the Great Crested Newt Officer is concerned that mitigation methods have not been put in place consultation with the Ecology Consultee confirmed the Reasonable Avoidance Methods proposed to be acceptable. The proposed avoidance methods will be recommended by condition.

Biodiversity Net Gain

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.

Following confirmation on the change in developer from the agent the development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Heritage Impact:

Policy 34 of the HDPF relates to Cultural and Heritage Assets and states that applications should make a positive contribution to the character and distinctiveness of the area, and ensure that development in conservation areas is consistent with special character of the area.

Section 66 of the Listed Buildings Act and paragraph 205 of the NPPF (2023) also stress the importance and great weight attributed to the desirability of preserving listed buildings or their settings.

Following consultation with HDC's Conservation Officer it is considered that while the proposal would impact a listed building, the proposal would not be considered to be detrimental to the character, appearance and setting of the listed building.

Climate Change

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions which can be secured by way of condition:

- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Biodiversity mitigation and enhancement
- Cycle parking facilities
- Electric vehicle charging points (Nb these are now required as standard under Part S of the Building Regulations)

Subject to these conditions, the application will suitably reduce the impact of the development on climate change in accordance with local and national policy. It is acknowledged that the proposal would be compliant with policy 35, 36 and 37 of HDPF and chapter 14 of the NPPF.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

Natural England have been consulted during the course of the application in response to the Water Neutrality Statement submitted. A response was received confirming that strategy was acceptable, raising no objection.

Through the introduction of water efficiency methods the property itself is considered to be water neutral. The statement also confirms how the proposal would remain water neutral were permission under DC/24/0862 granted.

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

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)	239.6	239.6	0
		Total Gain	**0**
		Total Demolition	**0**

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

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

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

Recommendation: Application Permitted

Conditions:

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

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

3 **Pre-Commencement Condition**: Any works which will impact the breeding / resting place of 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) authorizing the specified activity/development to go ahead; or

(b) evidence of site registration by an individual registered to use a Bat Mitigation Class Licence;

(c) or 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.

4 **Pre-Commencement Condition**: No development shall commence until a Precautionary Method Statement for mobile Priority species (such as Common Toad and Hedgehog) is submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile Priority species during the construction phase.

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

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

5 **Pre-Commencement Condition**: No development shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (Technical Note 2: Water Neutrality Statement received 25/07/2024) has been submitted to and approved in writing by the Local Planning Authority.

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), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

6 **Pre-Commencement Condition**: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing new and replacement windows and external doors. These drawings must show:
   - materials
   - decorative/protective finish
   - cross section of frame, transom, mullions, glazing bars, etc
   - formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
   - method of opening
   - method of glazing

b) Specification, including location drawings and sketches where appropriate, of works to timber framing including extent of work, methods to be used, and the type of any replacement timber.

c) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the effect on the appearance and fabric of historic and architectural features. This is particularly relevant to roof/wall junctions.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

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

- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting
- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

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: 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).

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until a lighting design scheme for biodiversity based on GN: 08/23 shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended).

9 **Pre-Occupation Condition**: The dwelling hereby permitted shall not 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, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such 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), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied as until provision for the storage of refuse and recycling has been made for that dwelling in accordance with the submitted plans. 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).

11 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied as a three bedroom dwelling 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).

12 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied as until the cycle parking facilities serving it have been provided. 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).

13 **Regulatory Condition**: All mitigation and compensation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey Report (Sylvatica Ecology Ltd., September 2024) and Extended Phase 1 Habitat Survey (AEWC, October 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for Great Crested Newt in Sections 6.20 to 6.26 of the Extended Phase 1 Habitat Survey (AEWC, October 2024), which avoids impacts on European Protected Species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

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

14 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope. The rooflights shall be either set above the existing rafters or between the existing rafters with no cutting or removal of the rafters.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

17 **Regulatory Condition**: No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/24/0907

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		126_02	27.08.2024
Location plan		126_01	24.06.2024
Floor plan		126_08 Rev C	27.08.2024
Floor plan		126_09 Rev B	27.08.2024
Roof plan		126_10 Rev C	27.08.2024
Elevation plan		126_11 Rev C	27.08.2024
Elevation plan		126_11 Rev C	27.08.2024
Elevation plan		126_13 Rev C	27.08.2024
Supporting Statement		Water Neutrality Statement	25.07.2024
Supporting Statement		Bat Emergence Survey Report	06.09.2024
Supporting Statement		Extended Phase 1 Habitat Survey Report	14.10.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 26/11/2024

Authorising Officer sign/initial RHERMITAGE Date: 27.11.2024