Horsham District Council

Mr Roy Speer
Speer Dade
Kings Drive
Hassocks
BN6 8DX

Downsview Nurseries New Hall Lane Small Dole West Sussex
Permission in Principle for the erection of 1no. dwelling and associated development.

Your application DC/26/0734 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.

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

Mr Roy Speer
Speer Dade
Kings Drive
Hassocks
BN6 8DX,

Application Number: DC/26/0734

Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) Order 2015
Town & Country Planning (Permission in Principle) Order 2017 (as amended)

In pursuance of their duties and powers under the above-mentioned Act and Orders, the Council have determined the following application:

Permission in Principle for the erection of 1no. dwelling and associated development.

Location: Downsview Nurseries New Hall Lane Small Dole West Sussex

Accordingly, you are hereby notified that the following is APPROVED:

Permission in principle for the erection of a minimum net number of 1 dwelling and a maximum net number of 1 dwelling after development has taken place.

to be carried out in accordance with Application No. DC/26/0734 submitted to the Council on 29/04/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	29.04.2026
Supporting Docs	Covering Letter	NONE	29.04.2026

Please note that you will also need to make an application for Technical Details Consent before development can proceed, including but not limited to details of: access, site layout, appearance etc.

Emma Parkes
Head of Development and Building Control

Date: 25.11.2026

NOTE TO APPLICANT - Amount of Development
The applicant is advised that whilst permission in principle is granted, this decision is based solely on the proposed minimum and maximum amount of development (1x dwelling) being considered acceptable. In order to ensure that the subsequent technical details application is successful, the

applicant is advised that any future proposal should be made in accordance with the proposed minimum amount of development (1x dwelling) and should be located within the red line as indicated on the approved location plan.

NOTE TO APPLICANT - Technical Details Consent Requirements
This Permission in Principle establishes only the location, land use and amount of development. All detailed matters, including access, layout, design, drainage, ecology, landscaping and infrastructure requirements, must be addressed through a subsequent Technical Details Consent (TDC) application.

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

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

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

NOTE TO APPLICANT - Landscape and Visual Impact
A Landscape and Visual Appraisal will be required at the Technical Details Consent stage, as advised by the Council's Landscape Consultant, to demonstrate that the detailed design responds positively to the rural edge setting, site topography and views from public vantage points.

NOTE TO APPLICANT - Ecology
The TDC submission should be supported by updated ecological information proportionate to the scale of development and the nature of the site. Details of any necessary mitigation and opportunities for measurable biodiversity enhancements should be clearly set out.

NOTE TO APPLICANT - Contamination
The Technical Details Consent submission should be supported by an up-to-date Preliminary Risk Assessment, including a site walkover, relating to the risks associated with contamination, ensuring the site can be made safe and suitable for the development.

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

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

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

1) does not impact any onsite priority habitat (as defined under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25sqm of onsite habitat with a biodiversity value above zero, and less than 5 metres of onsite linear habitat;
2) is the subject of a householder application;
3) developments of 0.2 hectares or below;
4) temporary developments;
5) sites created for off-site BNG gains.

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

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

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

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.