



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1603

26 South Street, Partridge Green, West Sussex, RH13 8EL

DESCRIPTION:

Erection of a new dwelling with associated parking and amenity space.

RELEVANT PLANNING HISTORY:

DC/25/0540	Erection of a new dwelling with associated parking and amenity space.	Withdrawn Application on 14.07.2025
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DESCRIPTION OF THE SITE

The application site is located to the west of South Street, within the designated built-up area boundary of Partridge Green.

The application site comprises an area of land immediately to the south of the residential dwelling of 26 South Street, which has previously been used in association with this dwelling. Most recently, the land has been subdivided, with the parcel now under separate ownership.

Residential dwellings are located immediately to the north and south of the site, with the dwelling of 26 South Street incorporating ground and first floor windows on the side elevation. The neighbouring dwelling to the south is set back from the established build line, with a single storey garage addition extending up to the shared boundary.

The wider area is residential in nature, with an eclectic mix of styles and built forms. The application site represents the end of the older residential dwellings of Partridge Green, with development to the south of the site representing a more recent extension permitted in the 1970s.

DESCRIPTION OF THE APPLICATION

The application seeks planning permission for the erection of a one storey 3 bedroom dwelling. The proposal would have an area in front of it to serve as two parking spaces and would be a single storey dwelling house with accommodation in the loft space served by rooflights. The dwellinghouse would have a dormer to the rear roofslope. The dwelling would have the approximate following dimensions, an eaves would be 2.67 metres, the ridge height would be 5.5 metres and the depth would be 13.1 metres and width of 5.6 metres.

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 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 – Parking

Neighbourhood Plan:

West Grinstead Parish Neighbourhood Plan

Policy 4 – Green Infrastructure, Existing Trees, Hedgerows, Habitats and Wildlife

Policy 6 – Broadband

Policy 9 – Car Parking

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 1.7 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.

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 10: Flooding

Strategic Policy 11: Environmental Protection

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Strategic Policy 23: Infrastructure Provision

Strategic Policy 24: Sustainable Transport

Policy 25: Parking

Strategic Policy 27: Inclusive Communities, Health and Wellbeing

Strategic Policy 37: Housing Provision

Strategic Policy 38: Meeting Local Housing Needs

Policy 39: Affordable Housing

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)

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:

Southern Water: General comment [Summary]

A 160 mm diameter public gravity sewer runs through the site and requires a 3-metre stand-off on either side to protect it and allow future maintenance. No development or tree planting is permitted within this zone without consent from Southern Water, and all existing infrastructure must be protected during construction. If permission is granted, a planning condition is requested requiring the developer to agree protective measures with Southern Water prior to commencement of development.

Natural England: Standing advice

WSCC Highways: No objection [Summary]

The proposal is for a detached three-bedroom dwelling with associated parking and amenity space on South Street, a 30 mph unclassified road. WSCC, as Local Highway Authority (LHA), previously raised no highway safety or capacity concerns for a similar withdrawn application on the site.

The proposed access utilises an existing dropped kerb and benefits from adequate visibility. The addition of a single dwelling is not expected to materially increase traffic movements. Five years of collision data show no recorded incidents near the site access, indicating no existing or increased highway safety risk.

One off-street parking space is proposed, below the three spaces recommended by WSCC standards. While this may result in some on-street parking, it is not anticipated to create highway safety or capacity issues, though amenity impacts may be considered by the LPA. On-site turning is not feasible, requiring vehicles to exit in reverse; however, adequate visibility means this is not considered a safety concern. Provision of secure, covered cycle parking for two bicycles should be demonstrated in line with WSCC standards.

The site is within Partridge Green Village, with access to local services, viable cycling routes, and nearby bus services to larger settlements including Brighton and Horsham.

Overall, the LHA concludes the development would not have an unacceptable impact on highway safety or the operation of the highway network and raises no transport objections in line with the National Planning Policy Framework.

PUBLIC CONSULTATIONS:

Representations:

No comments received.

Parish Comments:

Parish Council: Objection

The plot is too small to support such a large property, it is overdevelopment; there will be a loss of light and a loss of privacy for neighbours; the development will exacerbate the parking issues in South Street; and there is a foul water pipe passing across this site.

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:

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development on the main settlements. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; where new development is focused on the larger settlements of Horsham, Southwater and Billingshurst; and limited new development is directed elsewhere, and only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible. Development will be permitted within towns and villages which have defined built-up areas, and that any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy.

The application site is located within the built-up area of Partridge Green, which is designated as a "Medium Village" under Policy 3, where these settlements have a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provided some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.

Paragraph 73 of the NPPF continues that "small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes..."

The proposal would result in 1no. new dwelling within the built-up area, where there is a presumption in favour of sustainable development. Given the character of the area and the modest quantum of development, the proposal is considered to be appropriate in nature and scale to the settlement. The principle of development is therefore considered acceptable, subject to all other material considerations.

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.

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 wider street scene is characterised by a mix of detached, semi-detached and terraced dwellings. The dwellings to the north of the site are arranged along a relatively continuous build line, with each set of dwellings minimally set back from the street and largely have gaps between the built form. These gaps are considered to contribute to the pleasant character of the streetscene but are not entirely uniform between dwellings. The proposed dwelling would be modest in nature and would preserve some very limited distance from number 26 South street, with the proposal adjoining the garage of the property to the south. It is considered that whilst the plot size is constrained, it would not result in an appearance that would be entirely uncharacteristic of the area and would follow the existing building line of the properties on this side of the road. Whilst the dwellings in the vicinity are almost entirely two storey in nature, there is one example of a bungalow in close proximity to the site on the same side of the street. The proposal would not appear as an incongruous addition therefore that would be overly prominent.

Officers acknowledge that the scheme represents an efficient use of land without resulting in unacceptable overdevelopment. The proposed dwelling would integrate satisfactorily within the street scene and would not appear visually dominant or incongruous. On balance, the proposal is considered to comply with Policies 32 and 33 of the HDPF and paragraph 135 of the NPPF.

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.

There is some previous planning history within the application site, with planning reference DC/21/0924 related to the erection of a two storey dwelling. The application was refused on the grounds that the depth of the proposal, when considered against the proximity and relationship with the neighbouring property of 26 South Street, would result in adverse harm to the amenity of this residential property.

The current proposal is comparatively less deep and modest and whilst in close proximity to the windows of the neighbouring property to the north would not have an unacceptable relationship. It is therefore considered that the proposal has addressed the previous concerns in this regard.

The submitted plans describe the dwelling as a three-bedroom unit. Officers note that, due to the constrained nature of the plot and the bespoke design approach, the internal floorspace would be below the nationally described space standards typically associated with three-bedroom dwelling with a 6 person occupancy 98sqm approximately and would not appear to benefit from sufficient storage space (2.5 metres). Nevertheless, it is not clear that the dwelling would seek to house 6 people and the dwelling house is not a conventional three bedroom house, with two bedrooms being at roof level. As such, if it were considered for example a 1 storey dwelling with an occupancy of 5 people the space would be sufficient to meet space standards in this regard. Furthermore, the plans indicate two bathrooms and it is considered that one of the two rooms would provide some storage space.

The Nationally Described Space Standards are not adopted as a mandatory requirement within the Horsham District Planning Framework, and they are not intended to operate as a blanket restriction on appropriately designed development, particularly on constrained infill sites. The proposed accommodation would provide functional living, dining and kitchen space, together with bedrooms and bathrooms capable of meeting the needs of future occupants.

When considered alongside the availability of private amenity space, access to outdoor areas, and the sustainable location of the site, the dwelling is considered to provide an acceptable standard of

residential accommodation. Permitted development rights will be restricted as part of the application given the close relationship between the application site and the neighbouring properties to prevent unacceptable alterations and additions.

The proposed development would be located within a relatively dense residential area where a degree of mutual overlooking is expected. While introducing an additional residential receptor, it is considered on balance that the proposed development would not result in any further adverse harm to the amenities and sensitivities of neighbouring properties through overlooking, loss of privacy and loss of light. The proposal is therefore considered to accord with Policies 32 and 33 of the Horsham District Planning Framework (2015) in this regard.

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 provide 2no. parking spaces along the frontage, and would utilise an existing dropped kerb.

Following consultation with WSCC Highways, there are no apparent visibility issues with the proposed point of access onto South Street, and no evidence to suggest that the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

The proposed parking bays would be appropriately sized, and while on-site turning is not achievable, requiring vehicles to exit onto the highway, it is not anticipated that this would result in a highway safety concern. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Consequently, the proposed development would result in an undersupply of 1no. parking space. There are no parking restrictions within the area, with evidence of the cars parked on the highway within the vicinity. While this would not be the preferred arrangement, it is also recognised that the site would be within walking distance to local facilities, services and amenities, and within walking distance to public transport modes.

On this basis, it is considered that there is sufficient availability for alternative modes of transport so that reliance on private vehicles would be mitigated. On the balance of these considerations, it is considered that the undersupply of 1no. off-road parking space would not result in significant adverse harm to justify a reason for refusal on parking grounds.

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
- Cycle parking facilities
- 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 application would be a self-build dwellinghouse which would be exempt from Biodiversity net gain requirements.

Conclusions:

The application seeks planning permission for one dwellinghouse within the defined built-up area of Partridge Green. The site is located in a sustainable residential location with good access to services, facilities and public transport.

The proposal has been assessed against the development plan, the National Planning Policy Framework and all other material considerations, including the planning history of the site and the previous refusal. It is acknowledged that the site is constrained in size, however the development would be acceptably modest compared to previous proposals within the site to not result in a cramped form of development that would cause harm to the character and appearance of the area.

Whilst an objection has been received by the Parish Council in relation to proposal these matters have been fully considered. The proposal would deliver an additional dwelling within a sustainable location at a time when the Council is unable to demonstrate a five-year supply of deliverable housing sites. In these circumstances, the presumption in favour of sustainable development in paragraph 11(d) of the National Planning Policy Framework is engaged and the delivery of additional housing carries significant weight.

When the benefits of the proposal, including the delivery of an additional dwelling in a sustainable location, are weighed against the limited and localised impacts of the development, it is concluded that the proposal represents a sustainable form of development and that no adverse impacts have been identified that would significantly and demonstrably outweigh the benefits. The proposal is therefore considered to comply with the policies of the Horsham District Planning Framework and the National Planning Policy Framework and approval is recommended.

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	92sqm	0sqm	92sqm
	Total Gain		92sqm
	Total Demolition		92sqm

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:** No development hereby permitted shall take place until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
 - i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
 - ii. the location for the parking of vehicles associated with the construction
 - iii. 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:** No development hereby permitted shall take place until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

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

- 5 **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 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).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 and 41 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:
- (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

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 occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

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

- 9 **Pre-Occupation Condition:** No part of the development shall be first occupied until the vehicular access and car parking spaces have been constructed in accordance with the approved plan block plan. The access and parking spaces shall thereafter be retained for their approved purposes.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 10 **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 side or 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).

- 11 **Pre-Occupation Condition:** Prior to the first occupation of the dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be 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 **Regulatory Condition:** The dwelling 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 in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

- 13 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) the dwelling hereby permitted shall not be enlarged under Class A, AA or B of Part 1 within Schedule 2 of the Order without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the constraints of the site in accordance with Policy 33 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/25/1603

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	07.10.2025
Block plan	Proposed and Street Scene	D-W282.1-K-03\$\$	09.12.2025
Layout plan	Proposed Site	S-W282.1-K-01/4\$\$	09.12.2025
Elevation & Floor plan	Proposed	D-W282.1-K-04\$\$	01.12.2025
Location plan		W281.1/K/0.1	01.12.2025
Supporting Statement	Planning	NONE	01.12.2025
Supporting Docs	Water Neutrality Report	NONE REV 0	01.12.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 3rd February 2025

Authorising Officer sign/initial RHERMITAGE Date: 03.02.2026