Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1852
Millfields Farm , Horsham Road, Rusper, West Sussex, RH12 4PR

DESCRIPTION:

Removal of Condition 18 of previously approved application DC/24/0699 (Demolition of existing structures and erection of 43no. dwellings (Use Class C3), creation of a new access and provision of public open space, alongside associated landscaping and other works) relating to Water Neutrality.

RELEVANT PLANNING HISTORY:

DC/24/0699	Demolition of existing structures and erection of 43no. dwellings (Use Class C3), creation of a new access and provision of public open space, alongside associated landscaping and other works.	Application Permitted on 07.05.2025
DC/20/1794	Temporary change of use of part of Building No.4 from an equestrian livery (Sui Generis) to a vintage car storage use (Use Class B8) for a period of two years.	Application Permitted on 26.11.2020
DISC/25/0225	Approval of details reserved by condition 3 to approved application DC/24/0699	Application Permitted on 20.08.2025
DISC/25/0236	Approval of details reserved by condition 4 to approved application DC/24/0699	Withdrawn Application on 02.09.2025
DISC/25/0251	Approval of details reserved by condition 5, 7, 8 and 11 to approved application DC/24/0699.	Application Permitted on 24.09.2025

DESCRIPTION OF THE SITE

This application concerns land at Millfields Farm to the adjacent southeast of Rusper Village. The site extends to ~4.2 hectares comprising the existing built facilities of Millfields Farm, adjacent paddocks to the south, east and north-east and an elongated projection to the south-east where a drainage swale is to be run.

The site is located outside of a defined built-up area boundary, though, bounds the defined built-up area boundary of Rusper to the adjacent northwest where this aligns with the southern extent of the Cooks Mead cul-de-sac. The site is not directly subject of any landscape, environmental, heritage and/or ecological designation, though, is found within the Sussex North Water Supply Zone, as subject of the Natural England 'Position Statement' of September 2021, with parcels of ancient woodland found to the near south-east and east of the site. Two public rights of way (Nos 1501 and 1502) pass through the site and afford access from Rusper village towards the surrounding countryside to the south-east and towards East Street to the north-east of the site.

The site occupies a position atop a ridge facing to the south-east. Though land at the western and northern portions of the site, where housing development is proposed, is generally level, land slopes away to the south-east with long-distance views available from existing positions within the site away from the existing settlement. These views are identified as a key view within Policy 3 and at Policy Map Inset 1 of the adopted Rusper Neighbourhood Plan (2020).

Full planning permission has been granted for a residential development comprising the provision of 43x dwellings together with supporting infrastructure, public open-spaces, access, landscaping and drainage, subsequent to the demolition of existing buildings and facilities currently comprising Millfields Farm (DC/24/0699).

DESCRIPTION OF THE APPLICATION

DC/24/0699 was granted 07.05.2025 for the following:

Demolition of existing structures and erection of 43no. dwellings (Use Class C3), creation of a new access and provision of public open space, alongside associated landscaping and other works

This application is submitted to remove condition 18 which relates to water neutrality. The condition reads:

> **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the approved Water Neutrality Statement (Motion, ref: 1sbrus/2310060, June 2024). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full, and with regard to measures specified at section 5 of the Water Neutrality Statement. Evidence shall include the specification of fittings and appliances used, evidence of their installation, evidence they meet the required water consumption flow rates, as detailed within the Water Neutrality Statement, and evidence of the installation and connection of the rainwater harvesting system and appropriate storage tanks to provide a minimum 35 days storage capacity. The installed measures shall be retained and operated as such at all times thereafter.
>
> Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 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).

RELEVANT PLANNING POLICIES

> **The National Planning Policy Framework (NPPF)**:
> **National Planning Policy Framework**
>
> **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 4 - Strategic Policy: Settlement Expansion
> Policy 7 - Strategic Policy: Economic Growth
> Policy 9 - Employment Development
> Policy 10 - Rural Economic Development
> Policy 15 - Strategic Policy: Housing Provision
> Policy 16 - Strategic Policy: Meeting Local Housing Needs
> Policy 17 - Exceptions Housing Schemes
> 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 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 41 - Community Facilities, Leisure and Recreation

Horsham District Local Plan (2023-40) (Regulation 19):
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 14: Countryside Protection
Policy 15: Settlement Coalescence
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 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Policy 37: Housing Provision
Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

Rusper Neighbourhood Plan (2020):
RUS1: Spatial Plan
RUS3: Design
RUS4: Local Heritage Assets
RUS5: Green Infrastructure and Biodiversity
RUS6: Walking, Cycling and Equestrian Routes
RUS10: Dark Skies
RUS11: Promoting Sustainable Transport
RUS12: Developer Contributions

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPG

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:
INTERNAL CONSULTATIONS
HDC Arboricultural officer: No Objection

HDC Conservation: No Comments

HDC Drainage Engineer: No Objection

HDC Landscape Architect: No Objection

OUTSIDE AGENCIES

Ecology Consultant No Objection

Natural England: No Comment

Nature Space: No Objection

Southern Water: No Objection

WSCC Highways: No Objection

WSCC Rights of Way: No Objection

PUBLIC CONSULTATIONS
Representations:
One letters of Objection have been received from one address, objecting to the application on the grounds that water neutrality is still a requirement in the district.

Parish Comments:
Rusper Parish Council: Objection

Water neutrality is still a requirement

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

Justification for the removal of condition

Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advised the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

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'. 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. It is though recognised that Southern Water have separately made significant water savings in 2024/25 through a programme of leakage reduction which 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.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated mains water consumption from this development (some 5,181.34 litres per day), alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day. This is based on all new residential development achieving the Building Regulations Part G Optional Technical Standard of 110 litres per person per day, as required under Policy 37 of the HDPF. An additional condition is proposed to require the development to meet the optional 110 litre per person day requirement for water usage as required under Policy 37 of the HDPF.

At the time of writing, applications for some 2,328 homes and 55,881 m^2 floorspace with a total mains water consumption of circa 647,609 litres per day have been granted planning permission since the 1st November 2025 (the day after Natural England withdrew its 2021 Position Statement). As such, there remains considerable capacity for the proposed development to be delivered without resulting in adverse impacts on the integrity of the Arun Valley sites.

Natural England has been consulted on this approach of using the 2024/25 Southern Water efficiency savings to offset new development. In response, Natural England have provided standing advice which confirms that they consider the 3,240,000 litres per day of water savings made by Southern Water to be reliable such that they have no objection to his capacity being used to offset development proposals.

In parallel, the application seeks to remove schedules 2 and 3 to the s106 agreement that accompanied the original permission. These schedules relate solely securing a water neutral development and are now redundant owing to the changed circumstance explained above. The removal of these schedules and obligations via a deed of variation is considered acceptable.

Accordingly, 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. The conditions relating to water neutrality and the borehole in particular can now be removed.

Conclusions:

As water neutrality can now be addressed through the strategic measures above, it is acceptable and appropriate to remove the condition 18 relating to the original method of meeting water neutrality and replace it with a new condition 28 requiring compliance with the Building Regulations Part G Optional Technical Standard as referred to above. Alongside this, a deed of variation has been agreed to the s106 agreement that accompanied the original permission to similarly remove the water neutrality obligations. This deed of variation has now been completed.

Recommendation: Application Permitted

Conditions:

1 Plans list

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 **Regulatory Condition**: The development hereby approved shall be carried out in accordance with the Construction, Environmental Management Plan approved under DISC/25/0225 on 20.08.2025.

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: With the exception of works of demolition, no development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) A post demolition investigation of ground underlying existing building footprints based on the recommendations of the Geo-Environmental Assessment (Idom, ref: GEA-22623-23-402, dated April 2024), to provide an understanding of contamination risk and any necessary remediation measures;
(b) Full details of site-wide remediation measures and how these measures are to be undertaken based on the results of the Geo-Environmental Assessment (Idom, ref: GEA-22623-23-402, dated April 2024) and post demolition investigation.
(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.
The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.
Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is appropriately addressed in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The development hereby approved shall be carried out in accordance with the proposed finished floor levels and external ground levels approved under DISC/25/0251 on 24.09.2025. The development shall, subsequently, be completed in accordance with the approved details.

Reason: To ensure that the proposed development is of an appropriate character and appearance, and to ensure that proposed dwellings are adequately protected from the risk of surface water flooding pursuant to Policies 33 and 38 of the Horsham District Planning Framework (2015).

6 **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:

o All trees on the site shown for retention on the tree-protection plans contained at Appendix E to the approved Tree Survey Report and Arboricultural Impact Assessment (Hankinson Duckett Associates, April 2024, ref: 1127.3) 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).

o 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.

o 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).

7 **Regulatory Condition**: The development hereby approved shall be carried out in accordance with full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations as approved under DISC/25/0251 on 24.09.2025. The development shall thereafter be carried out in accordance with the approved details.

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

8 **Regulatory Condition**: The development hereby approved shall be carried out in accordance with access arrangements as approved under DISC/25/0251 on 24.09.2025.

Reason: To ensure that identified safety risks to vehicular users of East Street, as identified within submitted Stage 1 Road Safety Audit, are adequately addressed and that the proposed development provides for a safe and convenient means of access to the west of the site in accordance with Policy 40 of the Horsham District Planning Framework (2015)

9 **Pre-Commencement (Relevant Works) Condition**: The approved access onto East Street shall not be used by occupiers of and visitors to the approved development unless and until the completion of the following off-site highways works:-

a.) The introduction of a gateway feature to the East of the approved access together with associated 30mph signage as detailed on plan ref 70116686-SK-002 P02 as contained within the submitted Transport Statement (WSP, ref: TS-01, dated April 2024), or to an alternative position East of the approved access agreed with the Local Highways Authority.

Reason: To ensure that identified safety risks to vehicular users of East Street, as identified within submitted Stage 1 Road Safety Audit, are adequately addressed and that the proposed development provides for a safe and convenient means of access to the west of the site in accordance with Policy 40 of the Horsham District Planning Framework (2015)

10 **Pre-Commencement (Slab Level) Condition**: Prior to the commencement of development above ground floor slab level a scheme of acoustic attenuation and ventilation sufficient to maintain thermal comfort and avoid overheating shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted to the Authority shall have regard to

the recommendations of the Residential Noise Impact Assessment (Sweco UK Limited, ref: 65211517 C04, dated 30.04.2024) and shall be based on the CIBSE overheating position statement, demonstrate that the CIBSE TM59 methodology has been utilised and CIBSE TM49 modelling requirements suitably considered within any modelling. Any mechanical ventilation to be incorporated shall be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020, and shall include performance details and a glazing plan sufficient to achieve habitable room standards as detailed in BS8233:2015 with no relaxation for exceptional circumstances and appropriate consideration of LAmax values. The approved measures shall, thereafter, be implemented as approved and subsequently retained to an equivalent and/or superior standard.

Reason: To ensure that future occupiers are not exposed to unreasonable levels of acoustic disturbance and would otherwise benefit from sufficient internal ventilation without risk of overheating in accordance with Policies 24 and 32 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: The development hereby approved shall be carried out in accordance with the biodiversity enhancement layout as approved under DISC/25/0251 on 24.09.2025. Those measures shall, subsequently, be implemented as approved in advance of the first occupation of approved dwellings and retained thereafter.

Reason: To achieve a proportionate ecological enhancement in accordance with the provisions of Policy 31 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition**: Prior to the first occupation of any dwelling hereby approved a lighting design scheme detailing all external lighting throughout the development including numbers, positions, heights, designs, lighting contours and technical specifications shall be submitted to and approved in writing by the Local Planning Authority. The lighting design scheme shall be based on biodiversity standards outlined within GN 08/23 and shall identify features on site that are particularly sensitive to bats, including commuting and/or foraging, such that it can be clearly demonstrated that areas to be lit will not prevent or disturb bats using their territory. All external lighting shall, subsequently, be installed as approved and maintained as such thereafter.

Reason: To ensure that lighting design is appropriate to the character of the site context and achieves the successful conservation and protection of protected and priority species in accordance with the provisions of Policies 31 and 33 of the Horsham District Planning Framework (2015) and to enable the Authority to discharge its duties pursuant to the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 and S.40 of the NERC Act 2006 (as amended).

13 **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 proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details;
- Details of all hard surfacing materials and finishes;
- Details of all boundary treatments;
- Details of all public seating;
- Details of all public play equipment, including plans and details of equipment type, design, height and material composition.

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).

14 **Pre-Occupation Condition**: Prior to the first occupation of any dwelling hereby approved construction drawings of the surface water drainage network, including sections through drainage basins, swales, and details of flow control mechanisms shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment (Tullys, 30th April 2024, issue 2) and Technical Note (Tullys, 21st June 2024) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and does not materially increase flood risk elsewhere in compliance with Policy 38 to the Horsham District Planning Framework (2015).

15 **Pre-Occupation Condition**: Prior to the first occupation of any dwelling hereby approved, details pertaining to the composition and nature of the modal filter adjacent to Plot 21 and the neighbouring 'Coach House' shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include the proposed means of access/operation by emergency services personnel. The modal filter shall, subsequently, be implemented as approved in advance of the first occupation of any proposed dwelling and retained as such thereafter.

Reason: To ensure that the retained access route to the west of the development is suitable for pedestrians and cyclists, and is capable of affording access to emergency service vehicles.

16 **Pre-Occupation Condition**: Notwithstanding the provisions of the submitted Landscape Maintenance and Management Plan (April 2024, Charnwood, ref: CLDL 2431 (9A) 2001 R03), any dwelling hereby approved shall not be occupied unless and until a Landscape Maintenance and Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management and Maintenance Plans shall denote areas of management responsibility, including SUDS infrastructure, and have regard to the provisions and indicated habitat enhancements denoted within the accompanying Biodiversity Technical Note (HDA Landscape Architecture Masterplanning, ref: 1127.2, dated 26.07.2024).

Reason: To ensure that a Landscape Maintenance and Management Plan is coordinated with proposed biodiversity enhancements and to ensure the successful future maintenance and management of public open space to a high quality.

17 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of the type, composition and design of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

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).

18 n/a

19 **Pre-Occupation Condition**: The dwellings hereby permitted shall not occupied unless and until foul and surface water drainage infrastructure has been provided and made ready for use in the

format prescribed within the Flood Risk and Drainage Strategy Report (Tullys, 15066 Issue 2, 30th April 2024) as updated by calculations contained within the drainage 'Technical Note' (Tullys, 15066, 21st June 2024).

Reason: To ensure that approved dwellings are appropriately serviced by foul and surface water drainage infrastructure and that the development avoids worsening flood-risk elsewhere in accordance with Policy 38 of the Horsham District Planning Framework (2015).

20 **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 of that dwelling. The facilities shall, thereafter, be retained for use at all times.

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

21 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied unless and until the completion of off-site highway works comprising:
a.) The construction of a raised table on Horsham Road as detailed on plan ref: 70116686-SK-002 Rev P02 as contained within the submitted Transport Statement (WSP, ref: TS-01, dated April 2024).

Reason: To ensure that identified safety risks to pedestrian and vehicular users of Horsham Road, as identified within submitted Stage 1 Road Safety Audit, are adequately addressed and that the proposed development provides for a safe and convenient means of access to the west of the site in accordance with Policy 40 of the Horsham District Planning Framework (2015)

22 **Pre-Occupation Condition:** Prior to the first occupation of the development hereby permitted, and notwithstanding the provisions of the submitted Emissions Mitigation Statement (Gem Air Quality Ltd, AQ2404, June 2024) at section 5.2, a schedule of on-site air-quality mitigations sufficient to offset the expected damage cost calculation at section 4.1 of the Emissions Mitigation Statement shall be submitted to and approved by the Local Planning Authority in writing. The agreed mitigations shall be implemented in advance of the first occupation of any approved dwelling and maintained as such thereafter.

Reason: To ensure that the proposed development adequately mitigates against its expected adverse air-quality effects and to avoid duplication where mitigations are otherwise required by compliance with alternative regulatory regime.

23 **Regulatory Condition:** If, during construction operations, contamination not previously identified is found to be present at the site no further development shall be carried out unless and until a remediation strategy has been agreed with the Local Planning Authority detailing how this unsuspected shall be addressed.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is appropriately addressed in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

24 **Regulatory Condition**: All works of demolition, construction, and ancillary activities, including deliveries and despatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To ensure that nearby occupiers and users of land are not subjected to unreasonable levels of noise disturbance resulting from construction and demolition operations in accordance with the provisions of Policy 24 to the Horsham District Planning Framework (2015).

25 **Regulatory Condition**: The development hereby approved shall be implemented in accordance with the recommended mitigations, methods and details set out within the Bat Survey Report (Hankinson Duckett Associates, July 2024), Bat Technical Note (Hankinson Duckett Associates,

June 2024, Rev A), Dormouse Survey Report (Hankinson Duckett Associates, April 2024, Rev B), Reptile Survey Report (Hankinson Duckett Associates, April 2024, Rev B) and Ecological Appraisal (Hankinson Duckett Associates, April 2024, Rev B), including the precautionary method statement for reptiles outlined within the Reptile Survey Report at section 5.3.2.

Reason: To ensure the conservation and protection of protected and priority species in accordance with the provisions of Policy 31 of the Horsham District Planning Framework (2015) and to enable the Authority to discharge its duties pursuant to the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 and S.40 of the NERC Act 2006 (as amended).

26 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any act or order amending, revoking and subsequently re-enacting the same, no additional windows other than those shown on the approved plans shall be formed within the side elevations of Plots 1 and 21 at first floor level. Windows shown on the approved plans within the east facing elevation at first floor level of Plots 1 and 21, further, shall be fitted with obscure glazing prior to first occupation, which shall be retained as such thereafter.

Reason: To ensure that neighbouring occupiers adjacent to Plots 1 and 21 are not subject to unacceptable levels of overlooking in accordance with Policy 33 of the Horsham District Planning Framework (2015).

27 **Regulatory Condition**: The proposed development shall be constructed to achieve the specified standards of thermal performance and energy efficiency detailed within the submitted Energy and Sustainability Statement (Abbey Consultants, ref: SS-ES-MFR-24-01 dated April 2024), unless the Local Planning Authority consents to any written variation in writing prior to the commencement of relevant works above ground floor slab level.

Reason: To mitigate against and limit the contribution of proposed development to climate change and in accordance with the requirements of Policies 35, 36 and 37 of the Horsham District Planning Framework (2015).

28 **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 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).

NOTE TO APPLICANT

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/25/1852

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		PL-01 REV D	12.11.2025
Supporting Statement	Planning	NONE	12.11.2025

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Kate Turner Date: 25/02/2026

Authorising Officer sign/initial Adrian Smith Date: 27/02/2026