Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0442
Tanners Farm, Mayes Lane, Warnham, West Sussex, RH12 3SG

DESCRIPTION:
Demolition of existing workshop building and erection of 1no. detached dwelling and associated works. (Application made in the alternative to Prior Approval ref: DC/23/0030).

RELEVANT PLANNING HISTORY:

DC/19/2091	Partial demolition of existing extensions and demolition of existing outbuildings. Erection of a two-storey side and rear extensions with pitched roof	Application Permitted on 16.12.2019.
DC/20/0057	Erection of a two-storey dwelling with creation of new access onto Mayes Lane	Application Permitted on 01.05.2020.
DC/21/0905	Prior Approval for the erection of a polytunnel.	Prior Approval Not Required on 22.04.2021.
DC/23/0030	Prior Notification for the demolition of existing class B1(c) workshop building and construction of new dwellinghouse (Class C3).	Prior Approved Required and Approved on 08.10.2024
HRA/24/0002	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval consent DC/23/0030	Application Permitted on 26.11.2024
DISC/24/0250	Application for Approval of Details Reserved by Conditions 1, 2 and 3 to approved application DC/23/0030	Application Permitted on 02.12.2024

DESCRIPTION OF THE SITE

The application site is located to the western side of Mayes Lane, Warnham, which is located outside of any defined built-up area boundary. The application is therefore considered to be located in the countryside in policy terms. The site is located within the hamlet of Winterfold, 1.5km north of Warnham. The site is served by an existing vehicular access to the east from Mayes Lane. A public right of way is located to the north of the site. The application relates to an existing timber framed barn / commerical building located on the western side of the main yard area, with other buildings located directly to the east, north and south of the building. The wider site consists of a mixture of buildings mostly in B8 storage use as well as dwellings located further to the north and south.

DESCRIPTION OF THE APPLICATION

The proposal seeks to demolish the existing workshop building and erect one detached 4-bedroom dwelling, as previously approved for 2-bedrooms under prior approval ref: DC/23/0030. The proposed dwelling would have an overall width of approximately 14.5m, a depth of 8.1m and an overall height to the ridge of 8.6m. The proposed dwelling would have a total GIA of approximately 205sqm.

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 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
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 40 - Sustainable Transport
Policy 41 - Parking

Warnham Neighbourhood Development Plan (2017-2031):
Policy W1: Built-Up Area Boundary
Policy W5: Design of Residential Development

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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:

HDC Environmental Health: No Objection

Conditions recommended regarding construction, contamination risks and to ensure the proper installation and operation of the proposed rainwater harvesting system.

Natural England: No Objection [Summary]
The delivery, management and maintenance of any measures identified in the applicant's water neutrality statement that are required to ensure that the proposed development will not result in increased levels of abstraction within the Sussex North Water Supply Zone.

Southern Water: Comment [Summary]
Proposed Disposal to ground from package treatment plant
The Environmental Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.

Proposed SUDS
If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/

No Soakaways should be connected to the public surface water sewer.

WSCC Highways: Comment
This application seeks the demolition of an existing workshop building and erection of one detached dwelling and associated works. The site is located on Mayes Lane, an unclassified road subject to national speed limit. The proposals are an alternative to a previous prior approval, DC/23/0030, of which WSCC as Local Highway Authority (LHA) was consulted for, raising no highway safety concerns.

For the current submission, the existing vehicular access point on Mayes Lane will be utilised, with no alterations proposed. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Mayes Lane. In addition, the proposals are not anticipated to give rise to a material intensification of use of the existing access point.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, the proposed gravel parking area appears suitably sized to accommodate this parking demand, with space for on-site turning to be achievable.

The site is situated in a rural location that may result in a reliance on the private car for most trips for residents. However, if the LPA believe cycle parking is justifiable, this should be demonstrated in the form of covered and lockable cycle storage.

In summary, the LHA does not consider that this 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 116), and that there are no transport grounds to resist the proposal.

Ecology: Holding Objection [received 23.05.2025)
We are not satisfied that there is sufficient ecological information available for determination of this application and recommend that details of mitigation measures for demolition of the confirmed bat roost on site are required prior to determination.

Ecology: Approval subject to conditions [received 10.07.2025]
As no bats emerged from Building B1, we are confident that is no longer suitable to support a day roost for Common Pipistrelle. We are now satisfied that there is sufficient ecological information available to support determination of this application.

The mitigation measures identified in the Preliminary Ecological Appraisal report (ProHort, Feb 2025) and the Bat Emergence Survey report ((ProHort, June 2025) should be secured by a condition of any consent and implemented in full.

PUBLIC CONSULTATIONS:

Representations:
None received.

Parish Comments:
Warnham Parish Council: Objection

- Site history: possible former tannery – no mention of historic contamination risks
- Asbestos risk: no report included despite likely presence.
- Traffic/lorry movements: no travel plan. Must restrict to marches road only, no weekends, 8am-6pm only.
- Sewage: unclear drainage solution
- Environmental impact: no full assessment submitted.
- Noise study: done in July – excludes Gatwick flight noise and underrepresents night disturbance.
- Design – must align with village design statement.

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 W1 of the Warnham Neighbourhood development plan outlines its policy with regards to development outside of the built-up area boundary. Development proposals outside the Built-Up Area Boundary will not be permitted unless they conform to the policies of the Horsham District Planning Framework.

The site is located outside of the built-up area and is not allocated within Horsham's Development Plan, which comprises the Horsham District Planning Framework (HDPF) and Warnham's Neighbourhood Plan. As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 of the HDPF. In addition, the proposed development is not considered to be essential to the countryside location and would be in conflict with Policy 26 of the HDPF.

The proposal follows a recent prior approval decision (ref: DC/23/0030) for the demolition of existing class B1(c) workshop building and construction of a new dwellinghouse (Class C3). The application is made in the alternative to the application (DC/23/0030) in relation to the same building and the same location. The prior approval does represent a viable fallback for development, as the pre-commencement conditions have been discharged (DISC/24/0250) and benefits from an approved Regulation 77 application (HRA/24/0002). The Regulation 77 application demonstrates that the prior approval scheme can be delivered as water neutral. Consequently, there are no barriers to the extant prior approval consent being built out. This represents a viable fallback to the current application proposal.

The presence of a viable fallback permission for the demolition and construction of 1no. two-bedroom dwelling is a significant material consideration and establishes the principle of housing on this site. It is however, noted that the existing GIA is 106.1 sqm and the proposed GIA would be 205 sqm, as it includes two additional bedrooms. The proposed dwelling would have a larger footprint than the existing, which was the footprint approved under the prior approval application (DC/23/0030), however,

this would be sufficiently contained within the existing site boundaries. It is therefore considered that a refusal of the current application would not prevent residential development being delivered on the site. It is therefore considered that the principle of the development of the site for a dwelling has been established.

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.

The proposal seeks demolish and construct a 4-bedroom dwelling, extending the residential curtilage to include part of the field to the west. The development would be contained within the existing site boundaries and there would be no harmful encroachment to the north-west. The proposed dwelling would have 4 bedrooms, 2 bathrooms, en-suite, kitchen, living area and home office. The planning statement states that the proposed dwelling takes its cues from the surrounding utilitarian character, with the proposed dwelling appearance as an agricultural barn. The proposed materials to the walls and roof would mimic and reflect the existing buildings on site, with timber cladding detail to the parts of the south and east elevations at ground floor level. The proposal incorporates dual pitched rooflights to the western roofslope which overlook the field and provide a barn-style appearance in keeping with the buildings within the immediate surroundings. Conventional rooflights are proposed to the eastern roofslope.

While the overall footprint would be greater than the approved scheme (DC/23/0030) it is considered that the appearance of the proposed scheme would appear more in-keeping with the rural surroundings with the design taking cues from the agricultural and utilitarian style of the buildings within the existing site and nearby. The approved dwelling under DC/23/0030 incorporated dormers and appeared generally more domestic and residential. The proposed dwelling on the other hand, would be of a modest size and appearance, incorporating glazing into the elevations, which while appearing generally more domestic, would reflect the character and appearance of a rural building. The ridge height would be approximately 0.3m higher than the approved scheme. The proposed scheme would be comparable to existing development in the immediate vicinity, like Winterfold (ref: DC/20/0057) and appropriate for the plot size.

The proposed dwelling would be located behind an existing building and approximately 31m away from Mayes Lane. The lane also has mature screening along the boundary with Tanners Farm, which would restrict some views of the dwelling from public vantage points. It is also noted that the dwelling would be located marginally to the west when compared to the location of the existing building to create a better environmental for future occupants and relationship with existing buildings. This is not considered to be detrimental to the surrounding character. Furthermore, the application seeks to incorporate a section of land behind the existing building to form part of the residential curtilage of the proposed dwelling. The land remains within the ownership of Tanners Farm and would provide external amenity space which would visually relate to the dwellinghouse. The approved prior approval scheme did not provide external amenity space due to the nature of the application. It is considered that the provision of external amenity area would not result in adverse harm to the character and visual appearance of the countryside location.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The proposal is not considered to give rise to any unacceptable neighbour amenity issues due to the distance between the development the nearest residential neighbours. The building is existing and the demolition and construction of a new building on the footprint is not considered to result in significant development over and above the existing footprint. Additionally, it is considered that no part of the built form would result in unacceptable outlook. Planning permission was also granted at Winterfold House towards the North of the site, for the erection of a two-storey dwelling (ref: DC/20/0057).

A noise impact assessment was provided with the application, which concluded that future occupiers would not be adversely impacted by noise and disturbance from the wider site. The inclusion of external amenity space would provide enhanced amenity space compared to the fallback position where no external amenity space would be provided.

Highways Impacts:

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

The proposal would utilise an existing access to the public highway. WSCC Highways confirmed that there are no apparent visibility concerns with the existing point of access on Mayes Lane. Furthermore, the proposals are not anticipated to give rise to a material intensification of use of the existing access point. The WSCC parking demand calculator requires a minimum of three car parking spaces for a dwelling of this size. The proposal indicates a gravel parking area which appears suitably sized to accommodate this parking demand, with space for on-site turning to be achievable. It is considered that the parking provision would be adequate and sufficient to accommodate the occupants and use of the dwellinghouse.

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.

The Bat Emergence Survey submitted with the application, concluded that there were no bats seen emerging from any part of the building. The surveys found that bats utilize the site for foraging and commuting, however, they were not found to be roosting within either of the offsite buildings. Mitigation measures are also proposed to ensure the protection of bats, these will be secured by condition. Initially, Ecology was not satisfied that there was sufficient ecological information available for determination, however, following the submission of the bat emergency survey, there was sufficient information to confirm that the building was no longer suitable to support a day roost for Common Pipistrelle.

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.

The submitted Water Neutrality Statement outlines that the existing baseline consumption is 0 l/d. The proposed development represents a water demand of 311.74 (109 l/p/d x 2.86). Rainwater Harvesting is proposed for 100% of the water demand both potable and non-potable water. The total roof area is

401m2 and the rainwater harvesting demand has been calculated to account for the 35-day and 60-day drought period. Two 10,000-litre potable rainwater harvesting tanks would be installed and suitable treatment would be installed to ensure the water meets drinking water regulations. The Water Neutrality Statement outlines the robust maintenance and management plan for the system. The strategy demonstrates that the proposed water demand could be fully offset with the collection of rainwater and the proposed use would be equal to the existing – 0 l/d. Officers are therefore satisfied that subject to the imposition of conditions to secure these measures, the development would be water neutral.

Natural England were consulted on the water strategy following the carrying out of an Appropriate Assessment by officers, and raised no objection, subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality. The information available and the mitigation measures proposed are considered to provide the necessary certainty to demonstrate that the proposed development would be water neutral. Appropriate mitigation measures have been demonstrated and are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC, and Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

Other Matters:

Contaminated Land:

A preliminary contamination risk assessment was submitted as part of the application. The information submitted within this is considered satisfactory. Environmental Health were consulted and had no objections, proposing conditions to ensure that the recommendations with the assessment are implemented.

Demolition

It is noted that a demolition plan [P-DM, REV F] has been provided, detailing how the existing workshop will be demolished. The plan details that an appropriately sized scaffold tower will be used to access up to ridge level and each metal panel and piece of timber cladding will be removed by hand and stored temporarily in areas marked on the plan provided. The concrete bases will be broken up and used for hardcore and all the materials will be stored on pallets. The timber will be used elsewhere on the farm, primarily in the polytunnel, the metal sheeting will be stored and used for repair and maintenance of the other buildings on the farm. Window, glass, and any pieces of wood too small to be considered useful will go into the mini skip. The demolition plan is considered acceptable and works to demolish the existing workshop should be undertaken in strict accordance with this plan.

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:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities
- Electric vehicle charging points

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

Biodiversity Net Gain (BNG):

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

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

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The application site benefits from an extant Prior Approval (DC/23/0030) for the demolition of the existing workshop and construction of one dwellinghouse. This extant permission is considered to represent a realistic fallback which establishes the principle of residential development on this site. The proposed development would improve the quality of accommodation and would offer improvements in design and sustainability. The proposal is considered to relate sympathetically to the character and built form of the wider surroundings.

The proposal would not result in adverse harm to the amenities of nearby residential properties and would not have detrimental impact on the safety and function of the public highway network. For these reasons, the development is recommended for approval, subject to conditions.

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)	205m2	64m2	141m2
		Total Gain	**141m2**
		Total Demolition	**64m2**

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 (Slab Level) Condition**: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:

- Detail on the likely contaminants associated with the rainwater harvesting system.
- Detail on the type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
- Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
- Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any reactivation of the system after it has been out of use due to lack of rainfall/use.
- Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of 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), Paragraph 186 of the National Planning Policy Framework (2023), 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).

4 **Pre-Commencement (Slab Level) Condition**: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal report (ProHort, Feb 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs or product descriptions to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
d) persons responsible for implementing the enhancement measures; and
e) details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

5 **Pre-commencement (slab level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (Water Neutrality Report received 21.03.2025) have 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 192 and 193 of the National Planning Policy Framework (2021), 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).

6 **Pre-Occupation Condition**: 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. 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 192 and 193 of the National Planning Policy Framework (2021), 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).

7 **Pre-Occupation Condition**: Prior to occupation, a "lighting design strategy for biodiversity" as recommended in the Bat Emergence Survey report ((ProHort, June 2025) and in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through provision of appropriate and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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 LPA 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).

8 **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, 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 existing trees and planting to be retained and removed.

- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials

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 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).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with the approved site plan. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

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 garage or 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**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

12 **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 & 41 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliinary Ecological Apprasial report (ProHort, Feb 2025) and Bat Emergence Survey report ((ProHort, June 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may 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 protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

14 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the Demolition Plan [P-DM, REV F - 21.03.2025].

Reason: As these matters are 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).

15 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the Site Management Plan [P-SM, REV F - 21.03.2025].

Reason: As these matters are 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).

16 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

18 **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 no development falling within Classes A, AA, B and C of Part 1 or Class AD of Part 20 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity in accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015).

19 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers 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/25/0442
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	P-023c	31.03.2025
Elevation plan	Approved	10PEV1 REV G	21.03.2025
Floor plan	Approved First	10PFP2 REV G	21.03.2025
Floor plan	Approved Ground	10PFP1 REV G	21.03.2025
Roof plan	Approved	10PFP4 REV G	21.03.2025
Plans	Demolition	P-DM REV F	21.03.2025
Supporting Docs	Noise Assessment	NONE	21.03.2025
Supporting Docs	Phase I Environmental Assessment	NONE	21.03.2025
Plans	Waste Water Treatment Plant	P-FW1 REV F	21.03.2025
Block plan	Proposed	P-BP REV F	21.03.2025
Materials		NONE REV F	21.03.2025
Plans	Rainwater	P-RW REV F	21.03.2025
Supporting Docs	Discovery Strategy	NONE	21.03.2025
Supporting Docs	Supplementary Investigation	NONE	21.03.2025
Supporting Docs	Phase II Geoenvironmental Assessment	NONE	21.03.2025
Location plan		E-OS REV F	21.03.2025
Supporting Docs	Preliminary Ecological Appraisal	NONE	21.03.2025
Supporting Docs	Water Neutrality Report	NONE	21.03.2025
Plans	Site Management	P-SM REV F	21.03.2025
Block plan	Existing	EBP REV B	21.03.2025
Floor plan	Existing Ground	EFP1 REV B	21.03.2025
Roof plan	Existing	EFP2 REV B	21.03.2025
Elevation plan	Existing	EEV REV B	21.03.2025
Floor plan	Proposed	P-FP REV F	21.03.2025
Elevation plan	Proposed	P-EV REV F	21.03.2025
Supporting Statement	Bat Emergence Survey	NONE	23.06.2025
Supporting Statement	Ecology Technical Note	NONE	26.06.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 11.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 11.07.2025