



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1061
Pinewood, Woodland Lane, Colgate, West Sussex, RH13 6HU

DESCRIPTION:

Demolition of existing dwelling. Construction of replacement (self-build) dwelling with associated car parking and landscaping.

RELEVANT PLANNING HISTORY:

LB/17/68	Garage & drive	Application Permitted on 10.05.1968
LB/39/74	4 stables & tack room	Application Permitted on 16.12.1974
LB/48/70	Dining room, bedroom, bathroom & enlarged kitchen extension	Application Permitted on 16.10.1970

DESCRIPTION OF THE SITE

The application site is situated on the northern side of Woodland Lane, which is to the south of Colgate. The property is set well back from the highway within a spacious and well-landscaped residential plot. There are neighbouring properties to the east and west however they are located at a distance. The site lies within the High Weald National Landscape Area (previously known as AONB) and is located outside any defined built-up area boundary. Access to the site is gained via an existing vehicular entrance from Woodland Lane. The wider site extends to the east, north and west, where a stable building is located. These areas are generally enclosed and well screened by mature trees and established vegetation.

DESCRIPTION OF THE APPLICATION

The proposal seeks to demolish the existing two storey detached dwelling and replace it with a 5-bedroom detached self-build dwelling, the dwelling would appear as two storeys in design, however, a basement is proposed to the lower ground floor which would not be visible from the exterior.

The dwelling would be in a similar location but will be set further back into the north of the site. The proposed dwelling would be repositioned so that the front elevation faces towards the northeast of the site. The proposal also includes the creation of a pergola, loggia and veranda to the rear and side elevations. No changes are proposed to the existing vehicle access, while a larger driveway area would be stationed to the east of the site. The proposed dwelling is of a stone with brick detailing design, and a tiled roof, which retains the 'barn style' of the original dwelling.

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 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 28 - Replacement Dwellings and House Extensions in the Countryside
- Policy 30 - Protected Landscapes
- 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

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 year. 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 9: Water Neutrality
- Strategic Policy 11: Environmental Protection
- Strategic Policy 13: The Natural Environment and Landscape Character
- Strategic Policy 14: Countryside Protection
- Strategic Policy 16: Protected Landscapes
- 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 45: Replacement Dwellings and House Extensions in the Countryside

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:

INTERNAL CONSULTATIONS

HDC Arboricultural Officer: Comment

The submitted Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) advise that a total of 32 trees were surveyed, comprising 2 Category A trees, 9 Category B trees, 20 Category C trees and 1 Category U tree. The submitted information is considered to provide a fair assessment of the tree stock present at the site, together with the potential implications arising from the proposed development and the tree protection measures required to facilitate the works. From a review of the submitted arboricultural information, no arboricultural concerns are raised with the proposed scheme, subject to the development being carried out in strict accordance with the submitted AMS, Tree Protection Plans (TPP) and associated tree protection measures detailed within the supporting arboricultural documentation, thereby ensuring the long-term retention and protection of the retained tree stock at the site.

HDC Environmental Health: No Objection

OUTSIDE AGENCIES

Ecology Consultant: Comment

Note from the Bat Emergence Survey (Wychwood Environmental Ltd., July 2026) that a licence for bats will be required before commencement of any works and recommend that a copy of this is secured by a condition of any consent. Support the outline mitigation measures in Sections 4.8 to 4.15 of the Bat Emergence Survey (Wychwood Environmental Ltd., July 2026). Also note from the Ecological Appraisal Report (Wychwood Environmental Ltd., January 2026) that buildings B2 (wooden garage / sunroom) and B3 (greenhouse) have negligible bat roost potential and that none of the trees on site have Potential Roost Features for bats. Therefore agree that no further surveys are required for these buildings or for trees. Satisfied that there is sufficient ecological information available to support determination of this application.

Southern Water: Comment

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

WSCC Highways: Comment

Vehicular access arrangements will remain as existing from Woodlands Lane. As the proposals are for a replacement dwelling only, the LHA does not anticipate that the proposed development would give rise to a material intensification of use. Regarding parking, a proposed drive with provision for three car parking spaces has been demonstrated in the plans, and this would be considered sufficient for a dwelling of this size and location under WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit the site in a forward gear. 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.

PUBLIC CONSULTATIONS:

Representations:

1 letter for Support has been received from 1 address

Parish Comments:

Colgate Parish Council: No Objection.

Member Comments:

None received.

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Principle of Development:

Policy 28 of the Horsham District Planning Framework (HDPF) relates to the protection of the countryside. Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Replacement dwellings will only be supported on a one-for-one basis and if it can be demonstrated that the property is not derelict.

The application site is located outside of the designated built-up area boundary and is therefore within a countryside location. The proposal involves the demolition of the existing dwelling and a replacement dwelling on a one-for-one basis located within an existing residential curtilage. While the proposed dwelling would have a large increase in floor area, the curtilage area is of sufficient scale to accommodate this.

The proposed dwelling would sit comfortably and appropriately within the context of the site. The principle of the proposal is therefore considered acceptable and would accord with the above policy.

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.

Policy 30 of the HDPF states that the natural beauty and public enjoyment of the High Weald AONB (now the National Landscape) and the adjoining South Downs National Park will be conserved and

enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.

Part 2 of policy 30 states that Proposals should have regard to any management plans for these areas and must demonstrate how the key landscape features or components of natural beauty will be conserved and enhanced. This includes maintaining local distinctiveness, sense of place and setting of the protected landscapes, and if necessary, providing mitigation or compensation measures, how the public enjoyment of these landscapes will be retained and how the proposal supports the economy of the protected landscape and will contribute to the social wellbeing of the population who live and work in these areas.

The emerging Horsham District Local Plan 2023-2040 seeks to ensure that key landscapes are protected and enhanced. In particular Strategic Policy 16 'Protected Landscapes' requires that development proposals within and adjacent to the High Weald AONB must demonstrate how their development proposals conserve and enhance the natural beauty of the AONB, having appropriate regard to the setting and views into and out of the AONB, the High Weald AONB Management Plan, any updates and any other relevant documents. It is acknowledged that the emerging local plan, in addition to the adopted local plan refer to National Landscapes as AONB. Since the current and draft local plan were drafted, the High Weald AONB has been formalised as High Weald National Landscape. Whilst the policies within the local plans refer to AONB, this refers to National Landscapes and are not distinct from these designations.

National Planning Policy N4(1): Protected Landscapes states development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.

The site is well screened, and the proposed replacement dwelling and garage would be no more prominent in views within the AONB than the existing dwelling and buildings currently on the site. The development would remain in keeping with the special landscape character of the area and would not appear as an overly dominant feature within the rural landscape. Consequently, the proposal would not harm the special landscape qualities of the AONB.

The proposed dwelling would be positioned further to the north of the existing footprint and would occupy a larger footprint. The curtilage and associated garden of the dwelling is approximately 1.12 acres and is able to accommodate a larger dwelling than the existing. The existing dwelling occupies a length of 19 metres and width of 10 metres; the proposed dwelling is 20 metres in length and 18 metres wide. There is an overall height increase of approximately 1 metre. The existing gross internal area of the dwelling is 244.6 sqm and the proposed gross internal area is 505.9 sqm. While the proposal would increase the scale of the dwelling, given the substantial size of the plot it is considered that this can be accommodated within the curtilage without resulting in harmful impact on neighbouring amenity or the wider landscape character or encroaching into the countryside.

The development is considered to be of a similar scale and size and in keeping with the neighbouring dwellings. The dwelling will be of a high quality, traditional design which is in keeping with the rural character and appearance of the area. The proposed replacement dwelling provides an improved design and appearance, it would greatly improve the site, creating an attractive dwelling compared to the existing, and retaining sufficient distance to the curtilage boundaries.

Trees and Landscaping:

The application is supported by an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. These identify 32 trees within the site, including 2 Category A, 9 Category B and 20 Category C trees. The proposal would require the removal of two Category C trees of limited amenity value, with no loss of higher-value Category A or B trees. Given the presence of additional

mature tree cover across the site and the proposed replacement planting, the loss of these trees is not considered to result in significant amenity or landscape harm.

The replacement dwelling has been designed outside the Root Protection Areas (RPAs) of retained trees, with only a minor encroachment into the RPA of a Scots Pine to facilitate access improvements. This would be undertaken using a no-dig construction method to avoid harm to the tree. The Arboricultural Officer is satisfied that, subject to the implementation of the submitted Arboricultural Method Statement and Tree Protection Plan, the proposal would not result in significant harm to retained trees. This is considered sufficient and acceptable.

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 site benefits from screening, and due to the location of the site and sufficient distant to any neighbouring properties, it is considered that there are limited overlooking or privacy concerns for neighbouring amenities. The dwelling would retain sufficient separation from the shared boundary with the neighbouring dwelling. The siting and resulting relationship with the neighbour to the north-east is considered sufficient to ensure no intrusive views over neighbouring properties. The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

Highways Impacts:

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

The site is accessed from Woodland Lane, a private road, and the existing vehicular access arrangements would remain unchanged. As the proposal relates to the demolition of an existing dwelling and its replacement with a single dwelling, the Local Highway Authority did not anticipate a material intensification in the use of the access. The proposal includes provision for three car parking spaces, which the Local Highway Authority considers sufficient for a dwelling of this size and location in accordance with WSCC Parking Standards. Adequate on-site turning space is also provided.

The Local Highway Authority concluded that the proposal would not result in an unacceptable impact on highway safety or severe cumulative impacts on the operation of the highway network and raised no objection on transport grounds. As a replacement dwelling, the proposal would not significantly alter existing traffic movements to and from the site. Accordingly, the highway impacts of the development are considered acceptable and in accordance with the above policies.

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 application is supported by an Ecological Appraisal Report and Bat Emergence Survey. The surveys identified several bat roosts within the existing dwelling. As a result, a bat licence from Natural England will be required prior to the commencement of works affecting bat roosts, and mitigation measures have been proposed to ensure the favourable conservation status of bats is maintained.

The ecological assessment confirmed that the garage and greenhouse have negligible bat roost potential and that no trees on the site contain bat roost features. No further surveys are therefore

required in relation to these structures or trees. The site also has potential to support hedgehogs, and appropriate precautionary measures during construction are recommended.

Ecology raised no objection to the proposal subject to conditions securing the implementation of the ecological mitigation measures, biodiversity enhancements and a wildlife-sensitive lighting scheme. Subject to these measures, it is considered that the proposal would conserve protected species, provide biodiversity enhancements and comply with Policy 31.

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 Policy N6 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 5 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
- 1 electric vehicle charging point

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy. The Energy Statement included opportunities for biodiversity gain.

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 (on unregistered sites) 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 proposal is considered to accord with the relevant local and national planning policies and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	505.9	244.6	261.3
	Total Gain		
	Total Demolition		244.6

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 shall commence 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).

- 4 **Pre-Commencement Condition:** Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) evidence of site registration supplied by an individual registered to use a Bat Mitigation or Earned Recognition Class Licence; or
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

- 5 **Pre-Commencement (Slab Level) Condition:** No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Appraisal Report (Wychwood Environmental Ltd., January 2026) has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To support Priority and threatened species and allow the LPA to discharge its duties under National Policy N2 1(f) of NPPF August 2026 and s40 of the NERC Act 2006 (as amended).

- 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 in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with plan reference 2310899-08. These facilities shall thereafter be retained for use at all times.

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

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with approved plan reference 2310899-08. 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).

- 8 **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).

- 9 **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).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of each 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).

- 11 **Regulatory Condition:** The dwellings 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).

- 12 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey (Wychwood Environmental Ltd., July 2026) and Ecological Appraisal Report (Wychwood Environmental Ltd., January 2026), as

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

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations.

- 13 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [BS:5837 ARBORICULTURAL REPORT ARBORICULTURAL SURVEY, IMPACT ASSESSMENT & ARBORICULTURAL METHOD STATEMENT - JULY 2026 - Ref: AIA/AMS 06938 / 2026 0.4].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 14 **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).

NOTE TO APPLICANT

The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be

taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/1061

(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
Elevation plan	Proposed Front Elevation	2310899-01	02.07.2026
Elevation plan	Proposed Side Elevation	2310899-02	02.07.2026
Elevation plan	Proposed Rear Elevation	2310899-03	02.07.2026
Elevation plan	Proposed Side Elevation	2310899-04	02.07.2026
Floor plan	Proposed Ground Floor Plan	2310899-05	02.07.2026
Floor plan	Proposed First Floor Plan	2310899-06	02.07.2026
Roof plan	Proposed Roof Plan	2310899-07	02.07.2026
Site plan	Proposed Site Plan	2310899-08	02.07.2026
Location & Site plan	Site Location Plans	2310899-11	02.07.2026
Plans	Landscape Plan	Sht-3 of 1	10.07.2026
Plans	BS:5387 Tree Protection Plan -	NONE	13.07.2026

