Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/2007
Little Paddock , Hurston Lane, Storrington, West Sussex, RH20 4HH

DESCRIPTION:
Removal of Conditions 6, 7, 9, 17, 19 of previously approved application DC/22/1784 (Erection of 3No. residential dwellings with detached garages on land adjacent to Little Paddock. Creation of vehicular access provided via the existing access onto Hurston Lane) Relating to water neutrality.

RELEVANT PLANNING HISTORY:

DC/20/2417	Erection of 3No. residential dwellings with detached garages on land adjacent to Little Paddock. Creation of vehicular access provided via the existing access onto Hurston Lane.	Application Refused on 13.06.2022
DC/22/1784	Erection of 3No. residential dwellings with detached garages on land adjacent to Little Paddock. Creation of vehicular access provided via the existing access onto Hurston Lane.	Application Permitted on 28.07.2023
DC/25/1479	Non Material Amendment to previously approved application DC/22/1784 (Erection of 3No. residential dwellings with detached garages on land adjacent to Little Paddock. Creation of vehicular access provided via the existing access onto Hurston Lane) Relating to Water Neutrality.	Application Refused on 02.12.2025
DC/25/1558	Non Material Amendment to previously approved application DC/22/1784 (Erection of 3No. residential dwellings with detached garages on land adjacent to Little Paddock. Creation of vehicular access provided via the existing access onto Hurston Lane) for minor alterations to external elevations.	Application Permitted on 23.10.2025
DISC/25/0304	Approval of details reserved by condition 8 to approved application DC/22/1784.	Application Permitted on 02.12.2025
DC/25/1856	Erection of a single storey rear extension, first floor extension and internal alterations.	Application Permitted on 14.01.2026
DISC/25/0366	Application for Approval of Details Reserved by Condition 3, 4, 5 to approved application DC/22/1784.	Split Decision on 13.01.2026

DESCRIPTION OF THE SITE

The application site comprises a residential development site previously granted planning permission under reference DC/22/1784. The site is not within, nor immediately adjacent to, any internationally designated ecological sites. However, development within this part of the district has historically been subject to water neutrality controls due to potential indirect effects on the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site.

The development has not yet been implemented. The approved scheme includes residential dwellings served, under the original permission, by a private borehole supply secured through a suite of planning conditions.

DESCRIPTION OF THE APPLICATION

This application is made under Section 73 of the Town and Country Planning Act 1990 to vary the approved planning permission DC/22/1784 by deleting Conditions 6, 7, 9, 17 and 19 in full.

The conditions proposed for removal relate exclusively to the requirement for a private borehole water supply and associated management, testing, monitoring and restrictions on connection to the mains water network. These conditions were imposed solely to secure compliance with the water neutrality requirements that were in force at the time of the original decision.

The applicant now seeks to connect the development to the mains water supply in the normal manner. Southern Water has confirmed that the site can be served by existing infrastructure.

No other changes are proposed. The approved layout, scale, appearance, access arrangements and all other conditions of the original permission would remain unchanged.

These conditions are set out in full below for clarity and relate exclusively to the requirement for a private borehole water supply and associated water neutrality measures.

Conditions to be removed

6) *Pre-Commencement Condition: The development hereby approved shall not commence until a Private Water Supply Management Plan (PWSMP) has been submitted to and approved in writing by the local planning authority. The PWSMP shall include, but not necessarily be limited to, the following information:*
    i. *iA Regulation 6 risk assessment risk assessment (or subsequent superseding equivalent), undertaken by a suitably competent and experienced person in accordance with relevant guidance and statutory requirements, before the private water supply is brought into use; and at least once every five years thereafter.*

    ii. *Details of the review of the risk assessment, undertaken in accordance with relevant guidance and statutory requirements, at least every 5 years or such other shorter period as determined by the risk assessment or required by regulation.*

    iii. *Detail on the sampling and testing regime, undertake in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the outcome of the above-mentioned risk-assessment along with detail on how any failure of any samples will be investigated and managed.*

    iv. *Detail on what 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.*

    v. *Detail on the maintenance, servicing and cleaning of the pump, pumphouse, water treatment equipment, tanks, 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 re-activation of the system after it has been out of use due to lack of use.*

vi. *Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit*

vii. *Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance. V*

viii. *A named person for residents to contact (24/7) in an event of a failure or issue with the private water supply;*

The management plan shall be implemented as approved and maintained for the lifetime of the development. The management plan shall be reviewed annually and any revisions shall be 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 179 and 180 of the National Planning Policy Framework (2021), 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-commencement Condition: No development, other than the drilling of the borehole, shall commence until evidence that water from the borehole has been sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies and analysed by a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification and the findings submitted to the Local Planning Authority. In the event the samples show that any of the parameters are above the prescribed concentrations or values, as detailed in Schedule 1 of the Private Water Supplies (England) Regulations 2016, no development shall commence until a mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority that demonstrates how the water will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent). The mitigation scheme shall then be implemented in full prior to first occupation of any dwelling and shall be retained and maintained 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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species). Condition

9. *Pre-Occupation Condition: No dwelling shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from the tap within the dwelling(s) meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016.*

   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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

17. *Pre-occupation Condition: Prior to first use of the borehole system, details of the Source Protection Zone for the borehole shall be provided to the Local Planning Authority and Environment Agency, alongside evidence that all landowners within the Source Protection Zone been notified of the borehole and their responsibilities to avoid contamination of the borehole supply.*

   Reason: To ensure the quality of water is maintained and 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 179 and 180 of the

National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

19 *Regulatory Condition: No dwelling hereby permitted shall be connected to or draw supply from the mains water supply except for emergency purposes in the event of a temporary failure of the borehole system. Where a temporary failure has occurred, the occupiers shall immediately undertake the contingency measures set out in the Private Water Supply Management Plan (PWSMP) agreed under condition 6 until such time as the system is fully operational. The occupiers of each unit shall keep an ongoing record of all water taken from the mains supply and hold written evidence to explain why it was necessary as an exceptional measure to take water from the mains supply.*

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 179 and 180 of the National Planning Policy Framework (2021), 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)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
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 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision

Storrington, Sullington and Washington Neighbourhood Plan (SSWNP 2019)
Policy 15 – Green Infrastructure and Biodiversity

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
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 19: Development Quality
Strategic Policy 20: Development Principles

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)

Parish Design Statement:

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:

Planning Compliance: Comment (23/12/2026)
The complainant advised that the contractors had cleared the site, destroying all vegetation and hedgerows at the site, and had set fire to a huge bonfire that is spreading ash over the Storrington area. The planning agent was contacted, and applications invited to discharge the relevant conditions.

PUBLIC CONSULTATIONS:
Representations:
0 letters of Objection or Support have been received

Parish Comments:
Storrington and Sullington Parish Council: No Comment (15/01/2026)

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 Section 73 Amendment

Section 73 of the Town and Country Planning Act 1990 allows for the development of land without complying with conditions attached to a previous permission. In determining such an application, the Local Planning Authority must consider the proposed changes against the development plan and other material considerations, including changes in policy circumstances.

The key issue in this case is whether the continued imposition of the identified conditions remains necessary, relevant, reasonable and enforceable in light of the current regulatory and policy position on water neutrality.

Water Neutrality:

At the time planning permission DC/22/1784 was granted, Horsham District Council was required to apply Natural England's Position Statement on water neutrality for the Sussex North Water Resource Zone. In that context, Conditions 6, 7, 9, 17 and 19 were imposed to ensure that the development would be water neutral and would not result in an adverse effect on the integrity of the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site.

Since the grant of that permission, there has been a material change in circumstances. On 31 October 2025, Natural England formally withdrew its 2021 Position Statement on water neutrality, having

concluded that a package of strategic measures would adequately safeguard the Arun Valley designated sites. Horsham District Council has subsequently confirmed that water neutrality is no longer required as a policy test for new development.

In light of this change, the continued requirement for a private borehole water supply, associated private water supply management arrangements, potable water testing, and restrictions on connection to the mains water network can no longer be justified. These measures were imposed solely to secure water neutrality and are no longer necessary, relevant or reasonable, nor do they meet the tests for planning conditions set out in paragraph 56 of the National Planning Policy Framework (2024) and the Planning Practice Guidance.

Notwithstanding the withdrawal of the water neutrality requirement, the Council must still satisfy its duties as competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended). To that end, officers have considered whether the removal of the above conditions and the connection of the development to the mains water supply would result in an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar site, either alone or in combination with other plans or projects.

Natural England's standing advice dated 10 November 2025 confirms that the significant water savings achieved by Southern Water during the 2024/25 period, principally through leakage reduction, may be relied upon to support new development without increasing abstraction beyond the established baseline. These savings amount to approximately 3,240,000 litres per day and provide sufficient headroom to accommodate development permitted since 31 October 2025.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption arising from this development, when considered in combination with other permitted development, would not exceed the available water savings. It is therefore concluded that the proposal would not have an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar site.

Accordingly, the removal of Conditions 6, 7, 9, 17 and 19 would not conflict with Policy 31 of the Horsham District Planning Framework (2015), paragraph 193 of the National Planning Policy Framework (2024), or the Council's duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

Water Efficiency

Although water neutrality is no longer required, the efficient use of water remains an important sustainability objective and is supported by both national and local planning policy.

Policy 37 of the Horsham District Planning Framework (2015) seeks to ensure that development incorporates appropriate sustainability measures, including water efficiency. Paragraph 193 of the National Planning Policy Framework (2024) also encourages the prudent use of natural resources.

In this context, it is considered reasonable and necessary to impose a replacement regulatory condition requiring compliance with the optional Building Regulations Part G water efficiency standard of 110 litres per person per day. This approach reflects current best practice, ensures a proportionate response to water resource constraints, and maintains an appropriate level of environmental protection without imposing unnecessary or outdated controls.

Section 73 of the Town and Country Planning Act 1990 allows for the variation or removal of conditions attached to a planning permission. In this case:

- the proposal does not alter the approved development;
- it does not result in any material change to the scheme; and
- it does not raise any new planning considerations beyond water use.

The development remains acceptable in planning terms, subject to the imposition of an updated condition.

Section 73 Assessment and Conclusion:

The removal of Conditions 6, 7, 9, 17 and 19 would not alter the description of development, the approved plans, or the overall planning balance of the original permission.

The conditions were imposed solely to secure water neutrality and private water supply arrangements that are no longer required. Their removal would not undermine the acceptability of the development when assessed against the development plan as a whole.

The imposition of a revised water efficiency condition ensures that the permission remains up to date, enforceable, and consistent with current policy and regulatory requirements.

The Section 73 application therefore complies with the statutory framework and is considered acceptable in planning terms.

This permission is granted subject to the conditions attached to planning permission DC/22/1784, save for the deletion of Conditions 6, 7, 9, 17 and 19, and the addition of Condition 23 below.

Recommendation: Application Permitted

Conditions:

1 **A list of the approved plans**

2 **Standard Time Condition:** The development hereby permitted must be commenced by the 28.07.2026.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition:** 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 preliminary risk assessment which has identified: - all previous uses - potential contaminants associated with those uses - a conceptual model of the site indicating sources, pathways and receptors - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) – (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) 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 dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The development herby approved shall be undertake in strict accordance with the approved Construction Environmental Management Plan (CEMP: Biodiversity) granted under application DISC/25/0366.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to conserve designated sites, 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) and s40 of the NERC Act 2006 (Priority habitats & species)

5 **Regulatory Condition**: The development hereby approved shall be undertake in strict accordance with the Biodiversity Enhancement Strategy granted under application DISC/25/0366.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

6 NOT USED

7 NOT USED

8 **Regulatory Condition:** The development hereby approved shall be undertaken in strict accordance with the approved schedule of materials granted under DISC/25/0304

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).

9 NOT USED

10 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan [dwg 2.02 rev B - Proposed Site and Refuse Plan] and shall be thereafter retained as such.

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

11 **Pre-Occupation Condition:** No dwelling 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).

12 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the cycle parking facilities serving that dwelling has 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).

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 existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details, noting the desire to include robust tree planting located so as to avoid future pressure to fell by prospective occupants
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

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:** No part of the development hereby permitted shall be first occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

15 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fire hydrant to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16 **Pre-Occupation Condition:** No dwelling 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 for that dwelling 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).

17 NOT USED

18 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in [Preliminary Ecological Appraisal (CT Ecology, March 2021) and the Bat Survey Report (CT Ecology, July 2021] 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

19 NOT USED

20 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order no development falling within Classes A and E of Part 1 of Schedule 2 (amend classes and schedule as necessary) of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to restricted plots sizes in accordance with Policy 33 of the Horsham District Planning Framework (2015).

21 **Regulatory Condition:** The garages hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

22 **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).

23 **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).

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/25/2007

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Supporting Statement	Cover letter	NONE	04.12.2025
Location & Block Plan		2.01	22.09.2022
Elevation & Floor Plan	Plot 1 and 3 Car Port	2.06 REV A	22.09.2022
Elevation & Floor Plan	Plot 1	2.03	22.09.2022
Elevation & Floor Plan	Plot 2	2.04	22.09.2022
Elevation & Floor Plan	Plot 3	2.05	22.09.2022
Plans	Topographic Survey	1.01	22.09.2022
Supporting Statement	Preliminary Ecological Survey	20035	22.09.2022
Supporting Statement	Bat Survey Report	20035	22.09.2022
Supporting Statement	Hydrogeological and Water Neutrality	2230007	22.09.2022
Supporting Statement	Transport Assessment	10919/2.3	22.09.2022
Design & Access Statement			22.09.2022

DELEGATED

Case Officer sign/initial Daniel Holmes Date: 03/02/2025

Authorising Officer sign/initial RHERMITAGE Date: 13.02.2026