



Mr Paul Carnell
ECE Planning
64-68 Brighton Road
Worthing
West Sussex
BN11 2EN

**Land West of Bines Road, Bines Road, Partridge Green, West Sussex
Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.**

Your application DC/25/1922 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Mr Paul Carnell
ECE Planning
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West Sussex
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Application Number: DC/25/1922

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Croudace Homes Limited

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.

Land West of Bines Road, Bines Road, Partridge Green, West Sussex

to be carried out in accordance with Application No. DC/25/1922 submitted to the Council on 24/11/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 04/09/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Plans	DETAILED SITE LAYOUT	PL06 REV P4	16.03.2026
Plans	Landscape plan	CSA/5573/105 REV I	24.11.2025
Location plan	LOCATION PLAN	PL01	24.11.2025
Site plan	Site layout	PL02 REV P7	16.03.2026
Materials	Materials Plan	PL04 REV P4	16.03.2026
Block plan	Block Plan	PL05 REV P3	16.03.2026
Plans	TENURE PLAN	PL07 REV P7	16.03.2026
Plans	PARKING PLAN	PL09 REV P5	16.03.2026

Plans	BOUNDARIES PLAN	PL10 REV P3	16.03.2026
Elevation & Floor plan	PLOTS - 47, 48, 59, 50, 55, 56, 58, 59, 89, 90	PL20 REV P2	24.11.2025
Elevation & Floor plan	PLOTS - 30, 31, 60, 61	PL21 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 42, 43, 44, 45	PL22 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 32, 33, 40, 41, 79, 80	PL23 REV P2	24.11.2025
Elevation & Floor plan	PLOTS - 57	PL24 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 22, 23, 81, 82, 91, 92	PL25 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 51	PL26 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 20, 21, 77, 78	PL27 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 04, 05	PL28 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 100	PL29 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 74, 75, 76	PL30 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 25, 26, 38, 39, 70, 71, 93, 94	PL31 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 52, 53, 95, 96, 98, 99	PL32 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 68, 69	PL33 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 54, 62, 97	PL34 REV P2	24.11.2025
Elevation & Floor plan	PLOTS - 27, 29, 87	PL35 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 02, 03, 06, 07, 10, 11, 72, 73	PL36 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 24, 36, 37	PL37 REV P2	24.11.2025
Elevation & Floor plan	PLOTS - 08, 12, 28, 101	PL38 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 01, 09, 64, 67, 83, 85, 88	PL39 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 65, 86	PL40 REV P2	24.11.2025
Elevation & Floor plan	Apartments and F2005M	PL41 REV P2	24.11.2025
Elevation & Floor plan	PLANS AND ELEVATIONS GARAGES AND OUTBUILDINGS	PL42 REV P1	24.11.2025
Elevation & Floor plan	Chalet Bungalow	PL43 REV B	24.11.2025
Plans	Street scene sheet 01	PL50	24.11.2025
Plans	Street scene sheet 02	PL51	24.11.2025
Plans	Street scene sheet 03	PL52	24.11.2025
Plans	Street scene sheet 04	PL53	24.11.2025
Plans	Street scene sheet 05	PL54	24.11.2025
Plans	Street scene sheet 06	PL55	24.11.2025
Plans	Lighting plan	3321-DFL-ELG- XX-LD-EO-13001 REV P01	24.11.2025
Supporting Docs	Update Ecological Walkover Survey	NONE	04.02.2026
Supporting Docs	HERITAGE IMPACT ASSESSMENT	HER-00516 REV V2	24.11.2026
Supporting Docs	TRAVEL PLAN	093.0004/HTP/1	24.11.2026

Supporting Docs	TRANSPORT ASSESSMENT PART 1	093.0004/HTA/1	24.11.2026
Supporting Docs	TRANSPORT ASSESSMENT PART 2	093.0004/HTA/1	24.11.2026
Supporting Docs	24.11.2026	NONE	24.11.2026
Supporting Docs	ARCHAEOLOGICAL DESK-BASED ASSESSMENT	794-PLN-HER-00516, REV 4	24.11.2026
Supporting Docs	AIR QUALITY ASSESSMENT	12785A REV V1	24.11.2026
Supporting Docs	HAZEL DORMOUSE TECHNICAL NOTE	NONE	24.11.2026
Supporting Docs	FLOOD RISK AND DRAINAGE STRATEGY	PG 1-34	24.11.2026
Supporting Docs	FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY	PG 35-126	24.11.2026
Supporting Docs	ENERGY STRATEGY	ST.H.RH13-0	24.11.2026
Supporting Docs	REPTILE SURVEY REPORT	NONE	24.11.2026
Supporting Docs	BNG METRIC	BNG METRIC	24.11.2026
Supporting Docs		HABITAT MANAGEMENT AND MONITORING PLAN	24.11.2026
Supporting Docs	GREAT CRESTED NEWT REPORT	NONE	24.11.2026
Supporting Docs	BREEDING BIRD SURVEY	NONE	24.11.2026
Supporting Docs	BAT ACTIVITY SURVEY	NONE	24.11.2026
Supporting Docs	PHASE I CONTAMINATION ASSESSMENT	LS7420 V3	24.11.2026
Supporting Docs	LIGHTING STRATEGY	REV P02	24.11.2026

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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:** Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (06/11/2025 Rev D with appendices) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38.

- 4 **Pre-Commencement Condition:** The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:
- (a) Details of site management contact details and responsibilities;
 - (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - i. location of site compound,
 - ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - iii. site offices (including location, height, size and appearance),
 - iv. location and means of site access points including suitable sight lines for construction vehicles,
 - v. location of on-site parking,
 - vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
 - (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
 - (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

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

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

- 5 **Pre-Commencement Condition:** The development hereby permitted shall not 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) An intrusive site investigation scheme, based on Land Science Phase 1 Assessment, 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.
 - b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

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).

- 6 **Pre-Commencement Condition:** No development shall commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging construction activities.

- b) Identification of "biodiversity protection zones".
- c) Results of a updated site walkover prior to commencement monitoring Badger activity.
- d) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- e) The location and timing of sensitive works to avoid harm to biodiversity features.
- f) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication.
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- i) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

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) and s40 of the NERC Act 2006 (as amended).

7 Pre-Commencement Condition:

- i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
- ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [,] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015)

- 8 Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

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

- 9 Pre-Commencement Condition:** No development shall commence until full details of the proposed means of foul drainage disposal, including suitable pumping station access arrangements, plant housing, timetable for delivery, and noise, vibration and odour attention features sufficient to ensure the amenity of neighbouring dwellings, have been submitted to, and approved in writing by the Local Planning Authority. The means of foul drainage disposal, including the pumping station, shall be completed in accordance with the submitted details and be retained as such thereafter.

Reason: To ensure the development achieves a high standard of foul water drainage without unacceptable impacts to the amenity of neighbouring residents.

- 10 **Pre-Occupation Condition:** No part of the development shall be occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved planning drawings.

Reason: In the interests of road safety.

- 11 **Pre-Commencement Condition:** No part of the development shall be commenced until visibility splays of 4.0 metres by 127 metres (northbound/leading traffic direction) and 4.0m by 103 metres (southbound/trailing traffic direction) have been provided at the proposed site vehicular access onto Bines Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

- 12 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-Commencement Condition:**
- A) No development (including site clearance, demolition, excavation, foundation works, or the installation of services) shall take place until an Arboricultural Supervision and Monitoring Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall include:
- i) The name, qualifications, and professional accreditation of the appointed Arboriculturalist (who shall be suitably qualified and experienced);
 - ii) The scope of arboricultural supervision, including all works within or adjacent to Root Protection Areas and any tree protection measures;
 - iii) A schedule of regular site inspections, to include as a minimum:
 - A pre-commencement site visit;
 - Visits at key stages of the development (including installation of tree protection, excavation works, and any works within Root Protection Areas);
 - Ongoing monitoring visits at intervals appropriate to the scale and nature of the development; and
 - A final post-construction inspection.
 - iii) Details of the matters to be inspected at each visit and the method for identifying and addressing any non-compliance or tree-related risks.

The appointed Arboriculturalist shall undertake the approved supervision and shall submit written inspection reports to the Local Planning Authority within 10 working days of each site visit. Each report shall include:

- The date of the visit;
- Works observed;
- An assessment of compliance with approved tree protection measures;
- Any instances of non-compliance or potential harm to retained trees; and
- Recommended corrective actions and timescales.

All development shall be carried out in full accordance with the approved Arboricultural Supervision and Monitoring Plan and any recommendations or remedial actions identified in the submitted reports, unless otherwise agreed in writing by the Local Planning Authority.

B) This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during development to its completion.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in the interests of visual amenity, biodiversity, and environmental sustainability in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until the details of proposed planting along the southern and western boundaries, considered suitable as areas for advance planting, have been submitted to and approved in writing by the Local Planning Authority. Confirmation of the delivery of these landscape works shall be submitted to and approved, in writing, by the Local Planning Authority prior to the occupation of any dwelling hereby approved.

Reason: To ensure identified adverse visual effects are satisfactorily mitigated, including during construction, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, 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 2026 and s40 of the NERC Act 2006 (as amended).

- 16 **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).

- 17 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of dwellings / plots 1, 13 to 19, 38, 39, 40, 41, 42, 43, 44 and 45, as shown on Proposed Site Layout PL-02 P6 shall commence until a scheme of noise mitigation, including mechanical ventilation sufficient to prevent overheating and maintain thermal comfort within these dwellings / plots has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to, performance details and a glazing plan sufficient to ensure noise levels do not exceed NR30 at night in all plots identified as requiring mitigation. The overheating assessment shall be based on the CIBSE overheating position statement and shall demonstrate that CIBSE TM59 methodology has been used and CIBSE TM49 modelling requirements have been suitably considered [including consideration of DSY 2] as part of the modelling. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall also include performance details and a glazing plan sufficient to achieve the habitable room and amenity space standards as detailed in BS8233:2014, with no relaxation for exceptional circumstances and appropriate consideration of LAmass.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 18 **Pre- Commencement Condition (Slab Level):** Notwithstanding the submitted Air Quality Assessment, the development hereby approved shall not commence until an appropriate detailed air quality mitigation plan has been submitted to and approved in writing by the Local Planning Authority and shall be implemented in full accordance with the agreed timetable.

Reason: To mitigate against the impact of the development in accordance with Policy 24 of the Horsham District Planning Framework (2015) and Air Quality and Emissions Mitigation Guidance for Sussex (2021).

- 19 **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 has been provided to that dwelling.

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).

- 20 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:
- Long term design objectives

- Management responsibilities
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 21 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- a) Details of all existing trees and planting to be removed and retained
- b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.
- c) Coordination of planting plans with ecological mitigation, compensation and enhancement measures set out in the Ecological Impact Assessment by Ecology Partners, dated October 2024.
- d) Details of all hard surfacing materials and finishes.
- e) Details of all boundary treatments
- f) Details and specification of all internal paths, including sections where appropriate.
- g) Details of minor artefacts and structures - such as bin stores, cycle stores, street furniture, play equipment and signage
- h) Details of the allotments

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 (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which 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).

- 22 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a detailed lighting scheme shall has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.

In addition, the design shall be based on guidance from SDNP Dark Skies Technical Advice Note Version 2 and The Bat Conservation Trust guidance note 08/23, and include:

- 3000Kelvin or warmer

- 500 Lumens or below
- Where appropriate, use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate.
- Horizontally mounted luminaires with no light output above 90° and/or no upward tilt

The scheme shall be implemented in accordance with the approved scheme and thereafter retained as such.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

- 23 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fire hydrant(s) 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).

- 24 **Pre-Occupation Condition:** No occupation of the development hereby permitted shall take place until a Veteran Tree Management Plan (VTMP) has been submitted to and approved in writing by the Local Planning Authority. The approved VTMP shall be implemented in full prior to first occupation and shall thereafter be retained and managed in accordance with the approved details for the lifetime of the development. The VTMP shall include, but not be limited to, the following:

- a) Veteran Tree Buffer Zones - All veteran trees shall be retained, and minimum buffer zones shall be clearly defined in accordance with current best practice guidance for veteran tree management. The buffer zones shall be permanently protected by post-and-rail fencing or other approved means to restrict access and prevent soil compaction, changes in ground levels, or other potentially damaging activities.
- b) Restriction of Use- Veteran tree buffer zones shall not be used, laid out, or managed as amenity or recreational space and shall be excluded from public access. No paths, seating, play equipment, lighting, or other infrastructure shall be installed within these areas, other than those which have been approved as part of the scheme.
- c) Interpretive Signage - Interpretive signage shall be installed at appropriate locations adjacent to the veteran tree buffer zones. The signage shall explain the ecological and arboricultural importance of veteran trees, the purpose of the buffer zones, and the need for access restrictions. This measure shall also assist in addressing duty-of-care considerations under the Occupiers' Liability Acts 1957 and 1984, particularly in relation to future residents' perceptions of risk associated with large veteran trees.
- d) Long-Term Management and Maintenance - Details of long-term management responsibilities, inspection regimes, and maintenance of fencing and signage shall be provided. The veteran tree buffer zones shall be retained and managed in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the long-term protection, health, and ecological value of veteran trees, to prevent post-development damage arising from soil compaction and inappropriate use, and to

ensure compliance with Policy 33 of the Horsham District Planning Framework, which seeks to protect important landscape features and trees of arboricultural and ecological value.

- 25 **Pre-Occupation Condition:** The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
- i. a timetable for its implementation,
 - ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
 - iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38

- 26 **Pre-Occupation Condition:** Prior to occupation a final verification report shall be submitted to and approved in writing by the Local Planning Authority which confirms that all the works which form part of the scheme for protecting the proposed development from noise as approved by the Local Planning Authority under condition 17 above have been completed. All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 27 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 5(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5(b), unless otherwise agreed in writing by 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).

- 28 **Pre-Commencement Condition:** No part of the development shall be commenced until plans showing details of the internal road(s), footways, cycleways and casual parking areas serving the development have been submitted to and approved by the Local Planning Authority after consultation with the Highway Authority.

Reason: To secure satisfactory standards of access for the proposed development.

- 29 **Pre-Occupation Condition:** No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

- 30 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been provided and made available for use. Cycle parking facilities serving dwellings shall be provided within the garage or side or rear garden for that dwelling, cycle parking facilities serving the apartment block (plots 13-19) shall be constructed and made available for use in accordance with approved drawing number PL-41 P2. The facilities shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 31 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling. The refuse and recycling facilities serving dwellings shall be provided within the garage or side or rear garden for that dwelling. The refuse facilities serving the apartment block (plots 13-19) shall be constructed and made available for use in accordance with approved drawing number PL-41 P2. 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).

- 32 **Pre-Occupation Condition:** Prior to the first occupation of any part of the residential development hereby permitted, details of any air source heat pumps for each dwelling, including their location, design, size, specification and noise levels shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pumps shall be implemented in full accordance with the approved details

Reason: To ensure a satisfactory development and in the interests of neighbour amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 33 **Pre-Occupation Condition:** Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38.

- 34 **Regulatory Condition:** The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres

per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Policies N2 and N6 of the National Planning Policy Framework (2026), 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).

- 35 **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).

- 36 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: 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).

- 37 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Reptile Survey Report (Ecology Partnership, October 2024), Breeding Bird Survey Report (Ecology Partnership, October 2024), Bat Activity Survey (Ecology Partnership, October 2024), Technical Response - Place Services Ref 13th January 2025 (Ecology Partnership, January 2025) and Update Ecological Walkover Survey (Ecology Partnership, January 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for reptiles, and other mobile protected species, in Sections 5.5 to 5.16 of the Reptile Survey Report (The Ecology Partnership, October 2024), which avoids impacts on protected species.

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 2017 (as amended), the Wildlife & Countryside

- 38 **Pre-Commencement Condition:** No development shall commence until a Farmland Bird Mitigation and Compensation Strategy shall be submitted to and approved by the local planning authority to compensate the loss or displacement of any Farmland Bird territories identified as lost or displaced. The mitigation and compensation strategy should be prepared by a suitably qualified ecologist and should be informed by updated breeding bird surveys, in

line with best practice survey guidelines. This shall include provision of offsite compensation in nearby agricultural land, prior to commencement.

The content of the Farmland Bird Mitigation and Compensation Strategy shall include the following:

- a) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a method statement).
- b) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark plots;
- c) detailed methodology for the compensation measures e.g. Skylark plots must follow Agri-Environment Scheme option: 'AB4 Skylark Plots';
- d) locations of the compensation measures by appropriate maps and/or plans;
- e) persons responsible for implementing the compensation measure.

The Farmland Bird Compensation Strategy shall be implemented in accordance with the approved details, and all features shall be retained for a minimum period of 10 years.

Reason: To allow the LPA to discharge its duties under the NERC Act 2006 (as amended).

39 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a lighting design strategy for biodiversity 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 lighting contour plans 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).

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.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

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.

Note to Applicant – Community Infrastructure Levy (CIL):

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

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.