Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1982
Coppice Hanger, Church Hill, Pulborough, West Sussex, RH20 1AB

DESCRIPTION:

Removal of Condition 7, 9 and 10 of previously approved application DC/25/1043 (Variation of condition 1 of previously approved application reference DC/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for design changes to approved dwellings).

RELEVANT PLANNING HISTORY:

DC/21/1931	Erection of 4No. detached dwellings with associated access, parking and landscaping.	Application Permitted on 19.04.2024
DISC/24/0087	Application for Approval of Details Reserved by Conditions 3 (Biodiversity CEMP), 5 (Ecological Enhancement Strategy) ,6 (Drainage Strategy), and 8 (Building Details) to approved application DC/21/1931	Application Permitted on 11.12.2024
DISC/24/0150	Approval of details reserved by conditions 7 and 9 to approved application DC/21/1931	Application Permitted on 13.12.2024
DISC/25/0064	Approval of details reserved by conditions 11, 12 and 13 to approved application DC/21/1931.	Split Decision on 02.06.2025
DC/25/0709	Non Material Amendment to previously approved application DC/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for amendments to facade details.	Application Refused on 23.05.2025
DC/25/1037	Non Material Amendment to previously approved application DC/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for repositioning of House 'C'.	Application Permitted on 18.07.2025
DC/25/1043	Variation of condition 1 of previously approved application reference DC/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for design changes to approved dwellings.	Application Permitted on 10.10.2025

PLANNING ASSESSMENT

DC/25/1043 was permitted on 10/10/2025.

Variation of condition 1 of previously approved application reference DC/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for design changes to approved dwellings.

Consent is sought to remove conditions 7; 9; 10.

n.b. Planning Officer's sought clarification on the application which was being varied. As submitted, the current application sought to alter the original permission (DC/21/1931). It was clarified that the most recent variation of condition application (DC/25/1043) was the application be varied and has since been altered to reflect this.

7 ***Pre-Commencement (Slab Level) Condition****: The development hereby approved shall be carried out strictly in accordance with the details and measures approved in relation to water efficiency and rainwater/greywater harvesting system under DISC/24/150 (as approved on 13.12.2024). The approved measures shall be adhered to and implemented unless otherwise agreed 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), Paragraph 193 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).

9 ***Pre-Commencement (Slab Level) Condition****: The development hereby approved shall be carried out strictly in accordance with the rainwater harvesting system under DISC/24/150 (as approved on 13.12.2024). The approved measures shall be adhered to and implemented unless otherwise agreed 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 193 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).

10 ***Pre-Occupation Condition****: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (dated 6 June 2023). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained and operated as such at all times thereafter.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 186 and 187 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).

Water Neutrality:

The application seeks to remove water neutrality conditions that have been previously been discharged. The condition is no longer required.

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 paragraph 193 of the NPPF.

Conclusions:

The application seeks to remove conditions in which the applicant was required to demonstrate water neutrality. Since the relevant application was considered, the Natural England position statement has been withdrawn and the conditions are no longer required. It is appropriate and acceptable in this instance therefore for the conditions to be removed. However, in order to ensure that the development would result in a satisfactory water consumption, a condition limiting water consumption to 110 litres per person is considered reasonable and necessary.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted must be commenced by the 18 April 2027.

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

3 **Pre-Commencement Condition**: The development hereby approved shall be carried out strictly in accordance with the details and measures approved in the CEMP: Biodiversity under DISC/24/0087 (as approved on 11.12.2024). The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period, 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 (Priority Habitats & Species).

4 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawings [Tree Protection Plan - Drawing No. 783/02 Rev B], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective

fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

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

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

5 **Pre-Commencement (Slab Level) Condition**: The development hereby approved shall be carried out strictly in accordance with the details and measures approved in the Biodiversity Enhancement Strategy for Protected and Priority species under DISC/24/0087 (as approved on 11.12.2024). The approved Biodiversity Enhancement Strategy for Protected and Priority species shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the local planning authority.

Reason: 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 **Pre-Commencement Condition**: The development hereby approved shall be carried out strictly in accordance with the details and measures approved in the Drainage Strategy under DISC/24/0087 (as approved on 11.12.2024). The approved Drainage Strategy shall be adhered to and implemented unless otherwise agreed in writing by the local planning authority.

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).

7 **NOT USED**

8 **Pre-Commencement (Slab Level) Condition**: The development hereby approved shall be carried out strictly in accordance with the external materials under DISC/24/0087 (as approved on 11.12.2024). The approved development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

9 **NOT USED**

10 **NOT USED**

11 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until full details of the approved landscaping, including all hard surfacing materials and all new boundary treatments, has been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all proposed planting, including schedules specifying species, planting size, densities, spacing and plant numbers

- Outline planting specification and maintenance plan
- Details of all hard surfacing materials and finishes
- Details of all new boundary treatments

The approved planting scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of any part of the development. Unless otherwise agreed as part of the approved landscaping, no planting on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition**: The development hereby approved shall be carried out strictly in accordance with the landscape management and maintenance plan under DISC/25/0064 (as approved on 02.06.2025). The approved development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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).

13 **Pre-Occupation Condition** The development hereby approved shall be carried out strictly in accordance with the biodiversity lighting scheme under DISC/25/0064 (as approved on 02.06.2025). The approved development shall be implemented in accordance with the approved details unless otherwise agreed in writing by 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 (Priority Habitats & Species)

14 **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).

15 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse/recycling has been made for that building in accordance with details shown on Drawing No. PL_002_21081. 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).

16 **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

17 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve the dwellings have been implemented in accordance with the approved details as shown on Drawing No. PL_002_21081, and Drawing 2009072-TK01 from the Highways Technical Note, 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).

18 **Pre-Occupation Condition**: Prior to the first occupation of the dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes 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).

19 **Regulatory Condition**: The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

20 **Regulatory Condition**: All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained within the Revised Preliminary Ecological Appraisal (David Archer Associates, March 2021). This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham Development Framework (2015).

21 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, B, C and E of Part 1 of Schedule 2 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: To safeguard the amenities of nearby residents in accordance with policy 33 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).

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/25/1982
(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
Supporting Docs	Tracked Conditions	NONE	02.12.2025
Roof plan	House Type C - Roof Plan	P703 REV 00	25.06.2025
Elevation plan	House Type C - Elevations - Sheet 1	P705 REV 00	25.06.2025
Elevation plan	House Type C - Elevations - Sheet 2	P706 REV 00	25.06.2025
Site plan	Proposed Site Plan	P1000	25.06.2025
Site plan		PL_002_210812	25.06.2025
Floor plan	House Type A - Ground Floor Plan	P501 REV 00	25.06.2025
Floor plan	House Type A - First Floor Plan	P502 REV 00	25.06.2025
Roof plan	Roof Plan - House Type A	P503 REV 00	25.06.2025
Elevation plan	House Type A - Elevations - Sheet1	P505 REV 00	25.06.2025
Elevation plan	House Type A - Elevations - Sheet 2	P506 REV 00	25.06.2025
Floor plan	House Type B & D - Ground Floor Plan	P601 REV 00	25.06.2025
Floor plan	House Type B & D - First Floor Plan	P602 REV 00	25.06.2025
Roof plan	House Type B & D - Roof Plan	P603 REV 00	25.06.2025
Elevation plan	House Type B & D - Elevations - Sheet 1	P605 REV 00	25.06.2025
Elevation plan	House Type B & D - Elevations - Sheet 2	P606 REV 00	25.06.2025
Floor plan	House Type C - Ground Floor Plan	P701 REV 00	25.06.2025
Floor plan	House Type C - First Floor Plan	P702 REV 00	25.06.2025
Supporting Statement	3D	NONE	23.08.2021
Supporting Statement	Energy	NONE	23.08.2021
Supporting Statement	Green roof system	NONE	23.08.2021
Supporting Statement	Heritage	2020/5456	23.08.2021

Supporting Statement	Highways Technical Note	NONE	16.09.2021
Supporting Statement	Preliminary ecological appraisal	NONE	23.08.2021
Supporting Statement	Planning Statement	V25Jun25	25.06.2025
Supporting Statement	Drainage Strategy and SuDS Assessment	NONE	23.08.2021
Tree plan	Tree Protection Plan	783/02 REV B	23.08.2021
Tree plan	Indicative Tree Constraints	783/01	23.08.2021
Design & Access Statement		NONE	23.08.2021
Details plan	Topographic Survey Plan	PL_004_210315	23.08.2021
Location plan	Site Location Plan	PL_001_210812	23.08.2021
Section plan	Proposed Section Building D	PL_421_210812	23.08.2021
Section plan	Proposed Section Building B	PL_221_210812	23.08.2021
Section plan	Proposed Section Building C	PL_321_210812	23.08.2021
Section plan	Proposed Section Building A	PL_121_210812	23.08.2021

DELEGATED

Case Officer sign/initial JBurrowes Date: 20/01/2026

Authorising Officer sign/initial TDale Date: 27.01.2026