Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1710
Pound Place, Mill Lane, Partridge Green, West Sussex, RH13 8JU

DESCRIPTION:
Conversion of barn/outbuilding and attached lean-to into a three-bedroom dwelling utilising existing vehicle access.

RELEVANT PLANNING HISTORY:

WG/21/75	Use as riding school six horses, 7 rides a week. (From old Planning History)	Application Permitted on 05.08.1975.

DESCRIPTION OF THE SITE

The application site lies off Mill Lane in Partridge Green and outside the build-up area boundary. The surrounding area is rural in nature, with fields towards the north and sporadic residential development to the south, more concentrated towards Littleworth Lane and down to Partridge Green. The barn/outbuilding is located just to the north of Pound Place, accessed via a long, private driveway off Mill Lane.

DESCRIPTION OF THE APPLICATION

The application seeks to convert the existing barn/outbuilding and attached lean-to on site, into a three-bedroom dwelling, which would utilise the existing vehicle access. The existing barn/outbuilding is of a brick/block construction with a pitched tiled roof and a lean-to add on to the rear (north) elevation. The building was originally constructed as a stable building, but it has been used for storage purposes in relation to Pound Place.

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 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 40 - Sustainable Transport
Policy 41 - Parking

West Grinstead Neighbourhood Plan (2019-2031)

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Environmental Health: Comment [Summary]
Commercial or agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery equipment fuels or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards, and hard standings.

In accordance with the recommendations of the Planning Practice Guidance, information is required on these matters. A preliminary risk assessment including a site walkover should be provided to ensure the site can be made safe and suitable for the residential development.

The information provided with respect to water neutrality proposes that rainwater harvesting will be used. A condition is attached to the application if approved.

Nature Space: Comment [Summary]
It is considered that the proposed development would present a low risk to great crested newts and/or their habitats.

The following recommendations are provided to further reduce the likelihood of impacts on this species:
- Any building materials such as bricks, stone, etc. should be stored on pallets to discourage GCN from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for their Council's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at www.naturespaceuk.com

Ecology Consultant: Recommend grant permission subject to conditions [Summary]
We note from the Ecological Assessment (Derek Finnie Associates, September 2024) that the buildings onsite have negligible bat roost potential and that the young Oak plantation to the north of the site will be retained. We agree that no further surveys for bats are required.

We are satisfied ecological information available for determination of this application. We have no objections on ecological matters excluding Great Crested Newts.

The mitigation measures identified in the Ecological Assessment should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

Natural England: No Objection – subject to appropriate mitigation being secured.

Southern Water: Comment [Summary]
Our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

The proposed rainwater harvesting system should be designed, installed, and maintained to current British Standards to ensure that measures are in place to protect the public water supply and avoid cross contamination.

WSCC Highways: Comment
The proposed dwelling will use the existing driveway and access point onto Mill Lane. An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access to the site is operating unsafely or that the proposal would exacerbate an existing safety concern. This proposal is not anticipated to result in an increased intensification of use of the access point.

The applicant proposes two car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. However, there does appear to be enough space for an additional car parking space to meet the parking provision.

From inspection of the plans, the parking area is suitably sized and on-site turning appears achievable. No details of cycle parking have been provided; the LPA may wish to request that secure cycle parking is provided in accordance with WSCC Parking Standards.

The site is situated in a semi-rural area within walking/cycle distance of local services and amenities. The site benefits from access to public transport, with regular buses available from Mill Lane. Cycling is an option for confident cyclists.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
Parish Council: Objection
WGPC suggest that HDC should REFUSE this application for the following reasons: This is building in the countryside. The property is outside the built-up area's boundary and does not

join to the boundary so does not fall within the FAD policy. The development is out of scale and overdevelopment for the site.

Member Comments:
None received.

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Principle of Development:

The application is located outside of the designated built-up area boundary and is therefore within a countryside location.

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The application site is situated outside of any of the defined settlements as categorised under Policy 3 of the HDPF, and therefore is considered to be in a countryside location in policy terms.

Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible. The site is located outside any of the District’s defined built-up area boundaries (BUAB) and does not form part of Horsham’s adopted development plan. As a result, residential development in this location would conflict with the requirements of Policy 4 and would not usually be considered acceptable in principle.

In this countryside location, the proposal is also considered against Policy 26 which seeks to protect the countryside against inappropriate development unless it is considered essential and appropriate in scale; whilst also meeting one of four criteria. These include development that enables the sustainable development of rural areas, but do not include any explicit provision for reuse of existing buildings.

Paragraph 84 of the NPPF continues that “planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a. There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.
b. The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
c. The development would re-use redundant or disused buildings and enhance its immediate setting;
d. The development would involve the subdivision of an existing residential building; or
e. The design of is exceptional quality, in that it;
    - Is truly outstanding, reflecting the highest standards in architecture, and would help to raise the standard of design more generally in rural areas; and
    - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

The proposal creates conflict with the above policies and the strategic approach to housing delivery across the District. The Council is though currently unable to demonstrate a five year supply of deliverable housing sites. The presumption in favour of development within Paragraph 11(d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 4 and 26 now carrying only moderate weight in decision making.

Policy 32 of the draft Local Plan (regulation 19) states that: “*Outside defined built-up areas and secondary settlements, conversion of redundant agricultural and forestry buildings to residential use, will be supported where all of the following criteria are met:*

1. *The building is in established agricultural or forestry use and it can be demonstrated that:*
a) *the current use is no longer necessary, or*
b) *the proposal would secure the future of an existing heritage asset or a building worthy of retention*
2. *The building is appropriate for conversion given its existing scale, architectural merit, character and setting, including its relationship with surrounding uses.*
3. *The existing building is not so derelict as to require substantial reconstruction, significant alteration, or extension.*
4. *The site is served by an existing metalled road or other suitable access to the local road network.*
5. *The proposal would not result in a property with an overly domesticated or urban character, nor adversely affect the character, appearance or visual amenities and the intrinsic character and beauty of the countryside of the wider area.*
6. *It is demonstrated that the proposal will:*
   a) Enhance the immediate setting through its design and appearance, landscape design and materials; and
   b) enhance biodiversity in and around the site.”

From an inspection of the site, it is clear that the building has been used as storage for some time. The stables and lean-to structure appear in reasonable condition, and do not appear to require significant works to the structure to enable conversion to residential. The scale of the building would be appropriate for conversion and is served by an existing access road. The resulting character would also retain the existing agricultural appearance in accordance with the above policy. As such, all criterion of the above emerging policy would be considered to have been met.

The application sites to the north of Mill Lane, which runs in an east west direction through Littleworth, a small hamlet which is predominantly centred along Littleworth Road, a short distance north of Partridge Green which contains a reasonable level of services and facilities. The dwellings in the area are a mix of sizes and ages.

The proposal seeks to convert an existing barn/outbuilding into a three-bedroom dwelling, the building is already existing and appears suitable for conversion with appropriate and sensitive alterations.

Isolated homes should be avoided unless the development meets one or more criteria from Paragraph 84. Paragraph 84c is the most relevant to this application, with the development utilising an existing redundant barn, currently used for storage. The existing building is discreetly located, behind an existing dwelling and approximately 173m from Mill Lane. The building has a typical barn appearance, of a type which is commonly found within rural areas.

The building is outside the designated built-up area and outside any future secondary settlements. A planning application at Bayley Paddock, located further along Mill Lane (ref: DC/23/0107) was refused due to it being residential development within a countryside location. The subsequent appeal decision was approved, as while the Planning Inspector accepted that it was not an appropriate location for a dwelling, it was allowed on the basis that the site was sustainable. The proposal would accord with criterion 4 of Policy 26 of the HDPF as it would enable the sustainable development of rural areas. This would be the case for this application site, as future occupiers would have access to a range of facilities and services located in Partridge Green. The proposed dwelling is within a reasonable distance to services and amenities within Partridge Green, which is classified as a medium village, with good transport links to go to other settlements if necessary. Taking the combination of the sustainable location, coupled with the proposal being a conversion of an existing barn, it is considered that the principle of development would be acceptable.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

The building is wholly contained within the existing, predominantly well-screened site boundaries and set back from Mill Lane. The dwelling would not be visible from the street scene and along public vantage points due to the distance and screening. The site is well screened by the existing dwelling, Pound Place, and is not situated within a prominent countryside location. Therefore, there would be no impact on the character and appearance of the area outside of the application site.

The proposal makes use of an existing building on site, which appears suitable for conversion with appropriate and sensitive alterations and no extensions proposed. The overall scale of the building would not be altered, and the appearance is considered to be significantly improved. New windows and doors are well considered and result in a dwelling of high quality. The existing stable doors would be fixed shut and the opening would be infilled behind. The materials are also considered to be of high quality. The conversion of the building would retain the existing character and appearance as a barn, retaining the existing footprint.

The proposal is therefore considered to be of a design, form and scale which is appropriate to the existing character and appearance of the area, and which would not harm the character and appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Residential Amenity:

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

The proposed dwelling is 37m away from the existing residential dwelling, Pound Place, and excluding the existing dwelling on site, there are no nearby residential amenity that would be impacted by the proposed conversion of the existing building. The dwelling would utilise the existing access road and

this would remain in use. It is therefore considered that the proposal would be in accordance with the above policy.

Highways Impacts:

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

The proposed dwelling would accommodate the parking of two vehicles on existing hardstanding. The site would utilise the existing access road from Mill Lane. The site plan indicates two parking spaces, which is considered an appropriate provision for a three-bedroom dwelling. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. However, there does appear to be enough space for an additional car parking space to meet the parking provision, as well as cycle parking. There was no objection from WSCC Highways, with the site situated in a semi-rural area within walking/cycle distance of local services and amenities. The site also benefits from public transport, with regular buses available from Mill Lane. It is therefore considered that the proposal would be in accordance with the above policies.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The Ecological Assessment concluded that the buildings onsite have negligible bat roost potential and the young Oak plantation to the north of the site will be retained. There are considered to be no adverse impacts as a result of the works. Improvements will be made to the area to the rear of the building to enhance the garden areal which may include the removal of some area of bramble scrub. These activities are unlikely to have a significant adverse ecological impact. Ecology was satisfied that the mitigation measures should be secured by condition, and there are no objections on ecological matters.

The application site falls within the red Impact Risk Zone for great crested newts and is located approximately 20m from a pond. Nature Space concluded that the proposed development would present a low risk to great crested newts and their habitats, noting that if GCN are found during construction work should cease immediately.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The applicant submitted a Water Neutrality Statement which outlined that the existing baseline would be 0 l/d. The proposed development would comprise a water demand of 271.20 l/d prior to any mitigation techniques. By installing water efficient fixtures and fittings, the water demand can be reduced to 219.93 l/d. Rainwater harvesting is proposed to further reduce the water usage on site, this would provide water to all fittings including drinking water. The proposed water demand would be reduced to 0 l/d. An 8000-litre tank would be installed, fitted with equipment to get rainwater to a safe level for human consumption. As a result, the development would be water neutral.

Natural England were consulted on the water strategy following the carrying out of an Appropriate Assessment by officers, and raised no objection, subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality. The information available and the mitigation measures proposed are considered to provide the necessary certainty to demonstrate that the proposed development would be water neutral. Appropriate mitigation measures have been demonstrated and are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC, and Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 192 and 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

Other Matters

Contamination:

Environmental Health were consulted and commented that commercial and agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery equipment fuels or other chemicals. In accordance with the recommendations of the Planning Practice Guidance, information is required in the form of a Preliminary Risk Assessment to ensure the site can be made safe and suitable for residential development. A suitably worded condition is attached to the permission.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity, and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

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

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

Biodiversity Net Gain (BNG):

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

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

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

Conclusion:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide (Zone 1)	244.6m2	230.8m2	13.8m2
		Total Gain	**244.6m2**
		Total Demolition	**0m2**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

3 **Pre-Commencement Condition**: Prior to commencement of development full details of the rainwater harvesting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include:

- Detail on the likely contaminants associated with the rainwater harvesting system,
- Detail on the type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
- Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
- Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- Details, including a plan or schematic, showing the supply - including a site plan and/or schematic showing location of source, chambers, tanks, distribution network including valves, pipes, consumer premises and means to record the total water consumption of each unit

- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 187 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4 **Pre-Commencement 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).

5 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

6 **Pre-Commencement (Slab Level) Condition**: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or 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:

- Purpose and conservation objectives for the proposed enhancement measures;
- detailed designs or product descriptions to achieve stated objectives;
- locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- persons responsible for implementing the enhancement measures; and
- 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 and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

7 **Pre-commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (C3268, REV P, received 04.11.2024) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity (at least 8,000l), including details of their location and whether they would be surface mounted or set within the ground, in addition to evidence that their initial fill will be supplied with water from outside of the Water Supply Zone.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 192 and 193 of the National Planning Policy Framework (2024), and to enable 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).

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved drawing number [FE02]. The car parking spaces permitted shall thereafter be retained as such for their designated use.

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

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

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

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

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

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

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

12 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

13 **Pre-Occupation Condition**: The dwelling hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 192 and 193 of the National Planning Policy Framework (2024), and to enable 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).

14 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment (Derek Finnie Associates, September 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority 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) and Policy 31 of the Horsham Development Framework.

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

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

NOTE TO APPLICANT

INFORMATIVE

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

INFORMATIVE
To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements

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/24/1710
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	EX02	04.11.2024
Floor plan	Existing	EX01	04.11.2024
Elevation plan	Proposed	FE03	04.11.2024
Floor plan	Proposed	FE02	04.11.2024
Location & Block plan		FE01	04.11.2024
Supporting Docs	Planning, Design and Access Statement	NONE	04.11.2024
Supporting Docs	Ecological Assessment	DFA24077	04.11.2024
Supporting Docs	Sustainability Statement	NONE	04.11.2024
Supporting Docs	Water Neutrality Report	C3268 REV P	04.11.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 10.01.2025

Authorising Officer sign/initial RHERMITAGE Date: 10.01.2025