Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1574
Land at 521105 113285, New Hall Lane, Small Dole, West Sussex, BN5 9YH

DESCRIPTION:
Erection of a detached two storey dwelling with new access, landscaping, and associated works. (Retrospective).

RELEVANT PLANNING HISTORY:

| | | | |
|---|---|---|---|
| DC/20/2269 | Erection of a two storey detached dwelling with associated access, landscaping and parking. | Application 10.03.2021 | Permitted on |
| DISC/23/0234 | Approval of details reserved by condition 3,4 and 5 to approved application DC/20/2269 | Application 16.09.2024 | Refused on |

RELEVANT PLANNING POLICIES
**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015)**:
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

**Henfield Neighbourhood Plan (HNP) 2017 - 2031:**
Policy 1 - A Spatial Plan for the Parish
Policy 4 - Transport, Access and Car Parking
Policy 12 - Design Standards for New Development

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its

development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

**Horsham District Local Plan (2023-40) (Regulation 19)**:
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Policy 41: Rural Exception Homes

**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:

**Horsham District Council - Environmental Health:** *No Objection Subject to Condition (27/11/2024)*

Environmental Health commented: “Recommend that the following condition is attached:

Prior to first occupation 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.
- Details of the risk assessment and 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

**Nature Space:** *No Comment (20/11/2024)*

**Natural England:** *No Objection (03/12/2024)*
“Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given”.

**Southern Water:** *Comment (18/11/2024)*
Southern Water commented and recommended for an informative to be attached.

Southern Water were previously contacted by the applicants regarding the existence and location of a sewer thought to be present on site. An inspection for this found that the sewer appeared to not have been installed. In any case, it is considered that the application can progress with an informative attached.

“Existing Southern Water Assets – General
Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Proposed soakaways
The Council’s Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

Connection to public sewer
Our investigations indicate that Southern Water can facilitate foul sewerage run off 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”.

**West Sussex County Council Local Highways Authority:** *No Objection (13/11/2024)*
West Sussex County Council Local Highways Authority (WSCCLHA / LHA) considered the proposal and commented:

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

PUBLIC CONSULTATIONS:

Representations:
2 representations received which supported the application.

Parish Comments:
None received

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

This application is for the erection of a detached two storey dwelling with new access, landscaping, and associated works. (Retrospective) at Land at 521105 113285, New Hall Lane, Small Dole, West Sussex. The application site is an infill site on New Hall Lane positioned to the west of Hill View and east of Elmfield House and would follow the ribbon development along New Hall Lane. New Hall Lane is located within the built up area boundary of Small Dole. The area has loose architectural cohesion though there are similarities in position and property type.

A previous application, DC/20/2269 (Erection of a two storey detached dwelling with associated access, landscaping and parking) was submitted and approved on 10/03/2021. A discharge of conditions application, DISC/23/0234 (Approval of details reserved by condition 3,4 and 5 to approved application DC/20/2269) which was refused permission 16/09/2024 as it failed to satisfy the conditions. A new application was invited due to deviation from the approved plans of DC/20/2269 which this application relates to.

**Principle of Development:**

Policy 1 of the Horsham District Planning Framework (HDPF) states that the council will take positive approach to development proposals, aligning with the National Planning Policy Framework's emphasis on sustainable development. It collaborates proactively with applicants to find solutions that enable project approval and enhance economic, social, and environmental conditions. Planning applications that comply with the Local Plan and relevant neighbourhood plans will be approved promptly unless material considerations suggest otherwise. If policies are absent or outdated, the Council will grant

permission unless significant adverse impacts outweigh the benefits, or specific policies in the Framework restrict development.

Policy 2 of the HDPF sets out the main growth strategy, focusing development in the main settlements. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; where new development is focused in the larger settlements of Horsham, Southwater and Billingshurst; and limited new development is directed elsewhere, and 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.

Policy 25 of the HDPF seeks that the natural environment and the local character of Horsham District including the landscape, the landforms and development pattern will be protected from inappropriate development. The policy aims to:

- Protects, conserves and enhances the landscape and townscape character, considering areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
- Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.
- Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.
- Conserve and where possible enhance the setting of the South Downs National Park.

Policy 1 of the Henfield Neighbourhood Plan outlines that development proposals located inside the built-up area boundary will be supported, provided they accord with the other provisions of the Henfield Neighbourhood Plan and the Horsham District Planning Framework (HDPF).

The application site is located within the built-up area of Small Dole, where infill development is considered acceptable in principle, subject to all other material considerations. This was previously established with DC/20/2269.

**Design and Appearance:**

Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area. Development should be respectful to the conservation area and listed buildings if applicable.

Following from DC/20/2269, “[i]t is recognised that the wider street scene is characterised by an eclectic array of detached and semi-detached dwellings comprising various designs, form, and materials. The application site itself is located between a detached two storey dwelling to the east and a semi-detached two storey dwelling to the west, both of which are set back at various distances from

the road frontage along a staggered build line. Given this context, it is important that any proposal be thoughtfully designed to ensure an appropriate transition between the surrounding buildings. Issues of siting, bulk, height, and proportion are therefore considered to be of intrinsic importance to ensure that the design appropriately relates to the surrounding context".

The proposed dwelling is of a larger massing than the previously approved dwelling but retains the general character and appearance with a tangible link to the previously approved dwelling. Both dwelling share the same general footprint (though the proposed is now larger) and architectural styling, barring a few features omitted including the dormers on both front and rear elevations.

The increased massing now results in a proposal which is much tighter to the redline boundary than the previous scheme with around 1.4m of spacing between the proposed dwelling to both the east and west red line boundary. The previous scheme had much more separation between the proposed and the redline boundary of around 5m to the west and 3m to the east boundary which was requested by the council in order to ensure separation between the properties. Though this has decreased the separation between neighbours for the approved versus the proposed, a site visit confirmed there was still an acceptable degree of separation between the properties. The proposal is now taller than the approved dwelling at 8.3m compared to 7.3m (excluding chimney). The dwelling is taller than immediate neighbouring properties and does sit forward of Hill View which does contribute towards an enlarged presence. However, considering other properties on New Hall Lane and that the proposal is stepped back, the property does not appear to be overtly large or uncharacteristic of the area. There are a multitude of design types present on New Hall Lane with there being larger properties present on the road. The proposal though slightly forward of a neighbouring property does not appear to unduly dominate it or the wider area.

It is considered that there is not a considerable amount of variation in terms of design between the approved and the proposed dwelling. Though the dormer to the front and rear is lost, the general form of the building is retained and is considered to suitably sit within the surrounding context of the site. Windows of the side elevation of the approved DC/20/2269 have been scaled back for this proposal, with a window to the ground and first floor on the west elevation and a door to the ground floor east elevation only. This is considered a less busy design than that of DC/20/2269. Material choices are judged satisfactory and reflect the originally approved scheme. Whilst pale olive coloured uPVC fenestration is not considered to be a colour choice prevalent in the surrounding locale, it is considered to sit appropriately on the dwelling and would not be thought to demonstrably harm the existing character or overriding design of the area.

Considering the shared ethos between the previously approved and the proposed dwelling, the proposal is considered to be of a design, form and scale which would not harm the character or 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.

**Amenity Impacts:**

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Considering the design, layout and the relationship with neighbours, it is not envisaged that there would be any further harm compared to the previously approved plans. Though the massing is increased and the distance between dwellings is decreased, it is considered there is still a degree of separation that is acceptable to not unduly harm neighbouring properties.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

**Highways Impacts:**

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be appropriate to ensure highway safety. Development which involves the loss of existing parking spaces

will only be allowed if suitable alternative provision has been secured elsewhere the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

Draft Policy 4 of the Henfield Neighbourhood Plan states that as appropriate to the scale, nature and location of development, proposal should demonstrate safe pedestrian routs from residential sites to community facilities, and adequate off-road car parking should be provided in accordance with West Sussex Parking Standards.

Following the LHA comments, there are "provision for three off-street car parking spaces have been demonstrated, which would be in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable, allowing cars to exit in a forward gear".

"Secure storage for bicycles has also been demonstrated – Provision for the secure storage of two bicycles would be in accordance with WSCC Parking Standards for a dwelling of this size".

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

It is considered there is hardstanding for an indicated parking of 3 vehicles and a cycle store to the rear. The Manual For Streets (2007) recommends that garage spaces are 6m x 3m for the use of parking a vehicle. Though there is no garage, it is considered the provided parking area is approximately 6m x 7m. This would make the proposal large enough to accommodate 2 vehicles only.

The dwelling house is within Bramber, Upper Beeding and Woodmancote, which using West Sussex County Council Guidance on Parking at New Developments (September 2020) indicates that the area is under PBZ(1). Currently, there is provision for 0 parking spaces.

The development will see the creation of an area of hardstanding approximately 96m$^2$. PBZ(1) requires that for a 4+ bedroom home, there is required to be 2.7 off road parking spaces. The indicated parking area accommodates the required provision of 2 spaces. However, there is an acceptable amount of space that an additional vehicle can be parked on the driveway to accommodate an extra vehicle as it is a large driveway.

There is also an indicated EV charging point.

**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 submitted strategy indicates an existing baseline water demand of 0l/d. The proposed development would comprise a water demand on 217l/d. Through the use rainwater harvesting, the proposed water demand would be reduced to 0l/d by becoming self-sufficient and using an alternate water supply. The strategy therefore demonstrates that the proposed would be the same as the existing use.

Natural England concurred with Horsham District Council's assessment that the proposal would indeed be satisfactory and would not result in any additional harm via water abstraction due to being self-sufficient. Environmental Health have recommended conditions to ensure the upkeep and maintenance

**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

- Water consumption provided by on site provision
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities

In addition to these measures conditions are attached to secure the following:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storag
- Cycle parking facilities
- 1 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 application is retrospective made under Section 73(A) of the Town and Country Planning Act.

**Conclusions**:

Though the proposal is larger than the previously approved plan, it is still considered that the proposed infill dwelling is acceptable in principle, and is considered to be of a design, scale and form that would relate appropriately to the character and visual amenities of the street scene and locality. The proposal is not considered to result in harm to the amenities and sensitivities of neighbouring properties, and is not considered to result in material harm to the function and safety of the public highway network. The proposal is therefore considered to accord with Policies 1, 2, 3, 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).

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) | 250m2 | 0m2 | 250m2 |
| | | **Total Gain** | **250m2** |
| | | **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-Occupation 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 (prepared by Promethian Planning, received 09.10.2024) 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 13,097l), 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), Paragraph 194 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-Occupation Condition**: 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, details of the rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter, or to a similar improved water performance.

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 194 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).

5 **Pre-Occupation Condition**: Prior to first occupation 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.
- Details of the risk assessment and 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

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 194 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).

6 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed 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).

7 **Pre-Occupation Condition:** No dwelling shall be first 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).

8 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be provided to the premises.

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

9 **Pre-Occupation Condition**: The development shall not be occupied until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: As this matter is fundamental to ensure that the development is properly serviced and to comply with Policies 32, 33 and 38 of the Horsham District Planning Framework (2015).

10 **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
Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. 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.

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**Plans list for: DC/24/1574**
Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Docs | Water Neutrality Report | NONE | 09.10.2024 |

| | | | |
|---|---|---|---|
| Supporting Docs | Sewer Report | NONE | 09.10.2024 |
| Supporting Docs | BNG Exempt Report | NONE | 09.10.2024 |
| Design & Access Statement | Part 1, 2 and 3 | NONE | 09.10.2024 |
| Supporting Docs | Energy and Sustainability Statement | AT/24/058-SEG | 09.10.2024 |
| Supporting Docs | Planning Statement | AT/24/058-PS | 09.10.2024 |
| Location plan | | AT - 058 - P01 REV A | 24.10.2024 |
| Site plan | Proposed | AT - 058 - P02 | 09.10.2024 |
| Floor plan | Proposed Ground | AT - 058 - P03 | 09.10.2024 |
| Floor plan | Proposed First | AT - 058 - P04 | 09.10.2024 |
| Roof plan | Proposed | AT - 058 - P05 | 09.10.2024 |
| Elevation plan | Proposed Front and Rear | AT - 058 - P06 | 09.10.2024 |
| Elevation plan | Proposed Side | AT - 058 - P07 | 09.10.2024 |
| Section plan | Proposed A-A | AT - 058 - P08 | 09.10.2024 |
| Plans | Proposed Front and Rear Visualisations | AT - 058 - P09 | 09.10.2024 |
| Plans | Proposed Side Visualisations | AT - 058 - P10 | 09.10.2024 |
| Plans | Proposed Street Scene (North Elevation) | AT - 058 - P11 | 09.10.2024 |
| Plans | Proposed Foul and Surface Water Drainage | AT - 058 - P12 | 09.10.2024 |

**DELEGATED**

Case Officer sign/initial Jacques Burrowes Date: 07.01.2025

Authorising Officer sign/initial RHERMITAGE Date: 10.01.2025