



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0332

Little Fairseat, Georges Lane, Storrington, West Sussex, RH20 3JH

DESCRIPTION:

Demolition of existing dwelling and erection of a replacement dwelling, erection of a double bay garage, demolition of outbuildings, erection of new guest suite and associated landscaping works.

RELEVANT PLANNING HISTORY:

DC/24/1870	Erection of a single storey front, side and rear extension, erection of a garage, demolition of outbuilding and erection of an annexe, and associated remodelling and landscaping works.	Application 23.10.2025	Permitted	on
DC/25/1892	Removal of Condition 3 of previously approved application DC/24/1870 (Erection of a single storey front, side and rear extension, erection of a garage, demolition of outbuilding and erection of an annexe, and associated remodelling and landscaping works) relating to water neutrality	Application 13.01.2026	Permitted	on

DESCRIPTION OF THE SITE

The site lies within the built-up area of Storrington and comprises a detached three-bedroom dwelling situated within a generous residential plot. The property benefits from a substantial garden, driveway and a number of small ancillary outbuildings.

The site is characterised by a relatively spacious and well-vegetated setting, with established trees and other vegetation providing screening around its boundaries. A larger wooded area lies to the rear of the site, while the surrounding development comprises residential properties set within plots of a broadly similar scale and character.

The site is located within the defined built-up area boundary and within a designated bat sustenance zone. It is not located within a Conservation Area or within the setting of a listed building. The submitted Planning Statement identifies no other policy designations directly affecting the proposed development.

The existing dwelling is predominantly single storey and occupies a central position within the plot. The established residential use of the site is therefore well defined. Existing mature vegetation and tree cover contribute to the verdant character of the site and provide a degree of screening from Georges Lane and neighbouring residential properties.

Planning permission was previously granted under DC/24/1870 for single-storey front, side and rear extensions, a garage, demolition of an outbuilding and erection of an annexe, together with associated remodelling and landscaping works. A subsequent permission, DC/25/1892, removed the condition relating to water neutrality.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the demolition of the existing dwelling and erection of a replacement single-storey dwelling, together with a double-bay garage, demolition of existing outbuildings, erection of a guest suite and associated landscaping works.

The replacement dwelling would comprise two principal wings connected by a central flat-roofed element and would provide four bedrooms and associated living accommodation. The dwelling would have a contemporary appearance incorporating timber-effect, metal and stone cladding.

A double-bay garage/carport would provide parking for two vehicles together with bicycle, plant, refuse and garden equipment storage and EV charging provision. A separate single-storey guest suite would be positioned to the north-west of the main dwelling and would contain a bedroom/kitchenette, shower and toilet.

The proposal would retain the existing residential use of the site and would not result in a net increase in the number of dwellings. The proposed design and site layout are similar to those previously approved, with the current application principally differing through the proposed demolition and replacement of the existing dwelling.

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 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 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

Neighbourhood Plan:

Storrington Sullington and Washington Neighbourhood Plan has been Made.
Policy 14 – Design

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 Arboricultural officer: Advice - There are no significant tree related charges between the scheme proposed under DC/26/0332 and that previously approved under DC/24/1870. As such, subject to the recommended tree conditions being brought forward from DC/24/1870 and used for DC/26/0332, no Arboricultural concerns are raised with the revised develop proposals.

Comments received 20.04.2026: With regards to the recommended conditions please can you remind the agent about this bit - BS5837 specification tree protection fencing has been installed the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site. Condition reapplied.

HDC Drainage Engineer: More Information - HDC Drainage require More Information to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

Re-consultation received 15.07.2026: More Information - HDC Drainage require more information (which may be provided at conditions) to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

Re-consultation received 10.08.2026: No Objection – to pre-commencement condition (slab level).

Ecology Consultant: No Objection - Place Services has reviewed the ecological information submitted and raises no objection to the application on ecological grounds, subject to appropriate planning conditions. The submitted surveys confirm that no bat roosts were identified within the buildings and that trees with bat roost potential will be retained, meaning no further bat surveys are required unless the plans change. Although the bat survey data is now slightly out of date, the ecological evidence remains sufficient provided precautionary measures are secured, including a Biodiversity Method Statement for demolition works and a Wildlife Friendly Lighting Strategy to protect foraging and commuting bats, including Barbastelle bats associated with The Mens SAC. The proposed tree and hedgerow losses are considered acceptable as compensatory habitat enhancements, native planting and rhododendron removal are secured through the Biodiversity Mitigation and Enhancement Plan, maintaining habitat connectivity and avoiding impacts on bat flightlines. Place Services also supports precautionary measures for Hazel Dormouse, Hedgehog and other mobile protected species, as well as biodiversity enhancements such as bat and bird boxes. Subject to these measures and conditions, the proposal is not expected to result in adverse effects on designated sites or protected species and will contribute positively towards biodiversity net gain.

Re-consultation received 07.05.2026: Holding Objection - Place Services has reviewed the updated ecological information and now raises a holding objection, concluding that there is insufficient ecological evidence to determine the application. While previous bat surveys in 2024 found no evidence of bats roosting within the buildings proposed for demolition, those surveys are now out of date and, given the site's potential to support bats, including Barbastelle bats associated with The Mens SAC, updated bat surveys are required prior to determination in accordance with current guidance and legislation. The objection is limited to the need for further bat survey work, although additional assessment would also be required if plans change to affect trees with bat roost potential. Notwithstanding this objection, Place Services supports the Biodiversity Mitigation and Enhancement Plan, including habitat compensation for tree and hedgerow losses, wildlife-friendly lighting measures, precautionary methods for Hazel Dormouse, Hedgehog and other protected species, and biodiversity enhancements such as bat and bird boxes and log piles. Subject to the submission of satisfactory bat survey information and the implementation of the proposed mitigation and enhancement measures, Place Services considers the ecological issues capable of being resolved and looks forward to working with the applicant and LPA to overcome its objection.

Re-consultation received 14.07.2026: No Objection - Place Services has reviewed the updated ecological information and raises no objection to the proposal on ecological grounds, subject to conditions. Updated bat emergence surveys undertaken in May 2026 confirmed no bats were roosting in the main building or garage, and no further building surveys are required. All trees with bat roost potential are proposed to be retained; however, if the plans change, further assessment may be required for Tree T1 and appropriate mitigation would be needed for any affected trees with bat roost features. Given the site's location within the 12km Wider Conservation Area of The Mens SAC, impacts on Barbastelle bats have been considered, and Place Services is satisfied that, with the proposed mitigation and habitat retention measures set out in the revised Preliminary Ecological Appraisal and Biodiversity Mitigation and Enhancement Plan, habitat connectivity and bat flightlines will be

maintained. Accordingly, the proposal is considered acceptable from an ecological perspective, subject to the recommended precautionary measures, further assessment if plans change, and implementation of the approved mitigation and enhancement strategy.

Natural England Bats: No Objection

Southern Water: Comment – Standard Advice

WSCC Highways: No Objection - 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 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

None Received

Parish Comments:

Washington Parish Council: Neither supporting nor objecting - Washington Parish Council restates its submission to the original application reference DC/24/1870, and makes no objection to this current application. This is on condition that the annexe is tied to the main property and the proposals align with the relevant guidelines of the adopted Heath Common Design Statement

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 site is located within the defined built-up area and is in an established residential use. The proposal would replace the existing dwelling with one dwelling and would therefore result in no net increase in the number of residential units on the site.

The planning history is a significant material consideration. Planning permission was granted under DC/24/1870 for the erection of single-storey front, side and rear extensions to the existing dwelling, erection of a garage, demolition of an outbuilding and erection of an annexe, together with associated remodelling and landscaping works. This was subsequently followed by permission DC/25/1892, which removed the condition relating to water neutrality.

The current application retains the same overall design and site layout as the previously approved development. However, rather than retaining and extending the existing dwelling, the proposal now

involves its complete demolition and the construction of a replacement dwelling. The applicant states that this change is necessary following structural investigations which identified that the existing dwelling could not safely support the extensions and alterations previously approved.

Whilst the demolition and replacement of the existing dwelling represents an additional element of development beyond the previous permission, the principle of residential development on the site is established. The proposal would retain a single dwelling on an existing residential plot within the built-up area and would not introduce a materially different use of the land.

Accordingly, the principle of the replacement dwelling and associated development is considered acceptable.

Design and Appearance:

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design which enhances and protects locally distinctive character. Development should respond sympathetically to its built and landscape surroundings, having regard to matters including scale, massing, appearance and its relationship with the wider street scene. Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan similarly requires development to reflect the architectural character, scale and landscape context of the surrounding area.

Planning permission was previously granted under DC/24/1870 for substantial single-storey extensions to the existing dwelling, together with a detached garage, annexe and associated remodelling and landscaping. The garage, guest suite, overall site layout and external form of the development now proposed are materially the same as those previously considered acceptable.

The principal difference under the current application is that the existing dwelling would now be demolished in its entirety and a replacement dwelling constructed, rather than the existing building being retained and extended. The resulting dwelling would nevertheless reflect the design, scale and appearance of the previously approved scheme. The proposed building would remain single storey and adopt a contemporary architectural approach incorporating natural stone, timber-effect and metal cladding and glazing.

Whilst the demolition of the original dwelling represents a change from the previously approved development, the existing building is not designated or identified as a heritage asset and the surrounding area does not display a uniform architectural character. The replacement dwelling would occupy a generous residential plot and its low-profile form, articulated footprint and varied roof form would assist in breaking up its overall scale and massing.

The detached garage and guest suite would also remain single storey and visually subordinate to the replacement dwelling. The guest suite would be positioned to the north-west of the main dwelling within the established residential curtilage. Existing mature boundary vegetation and tree cover would provide substantial screening and assist in integrating the development within its landscape setting.

Although the proposal now involves the complete replacement of the existing dwelling, rather than its extension, this change would not materially alter the visual effect of the previously approved scheme. The overall scale, layout, architectural treatment and low-profile character of the development would remain appropriate to the spacious and well-landscaped character of the site and surrounding residential area.

Accordingly, the proposed replacement dwelling and associated development would not result in unacceptable harm to the character or appearance of the site, Georges Lane or the wider area and is considered to accord with Policies 32 and 33 of the HDPF and Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan.

Trees and Landscaping:

Policy 31 of the HDPF seeks to protect and enhance existing trees, woodland and other landscape features which contribute to the character of an area.

The proposed development would result in the removal of ten Category C trees to facilitate the works. This level of tree removal is consistent with that associated with the previously approved scheme, with the trees identified for removal being of low arboricultural value. A substantial number of mature trees would be retained across the site, maintaining its well-wooded and landscaped character.

The Council's Arboricultural Officer has confirmed that there are no significant tree-related changes between the current proposal and the development previously approved under DC/24/1870 and raises no objection, subject to the tree protection conditions from the earlier permission being reapplied.

An Arboricultural Method Statement and associated tree protection measures have been submitted. These provide for the protection of retained trees during demolition and construction works. In particular, the required BS5837 tree protection fencing would be secured prior to commencement and maintained throughout the construction period.

Given the retention of the principal mature trees and established boundary vegetation, together with the proposed protection measures and associated landscaping, the development would retain the verdant character of the site and would not result in unacceptable arboricultural or landscape harm.

The proposal is therefore considered acceptable in respect of trees and landscaping and accords with Policy 31 of the HDPF, subject to the recommended condition.

Residential Amenity:

Policy 33 of the HDPF requires development to have regard to the scale, massing and orientation of buildings and to protect the amenities of neighbouring properties.

The proposed replacement dwelling, garage and guest suite would all be single storey and would be situated within a generous residential plot. The siting, scale and separation from neighbouring properties, together with established boundary vegetation, would limit the potential for overlooking, loss of privacy, overbearing impacts or loss of light.

The guest suite would be located away from neighbouring dwellings and would remain ancillary to the occupation of the main dwelling. This can be secured by condition to prevent its use as a separate independent unit of accommodation.

Accordingly, the proposal would not result in unacceptable harm to neighbouring residential amenity and is considered to accord with Policy 33 of the HDPF.

Highways Impacts:

Policies 40 and 41 of the HDPF require development to provide safe and suitable access and appropriate parking provision.

The proposal would retain the established vehicular access arrangements serving the site and would provide a double-bay garage/carport with parking for two vehicles, together with secure cycle storage and EV charging provision.

The Local Highway Authority has raised no objection, concluding that the proposal would not have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network.

Accordingly, there are no highway grounds to resist the development and the proposal is considered acceptable in accordance with Policies 40 and 41 of the HDPF.

Ecology:

Policy 31 of the HDPF seeks to conserve and enhance biodiversity and ensure that development appropriately protects ecological interests.

Updated ecological information has been submitted, including a Preliminary Ecological Appraisal, Biodiversity Mitigation and Enhancement Plan and Bat Survey. Updated bat emergence surveys undertaken in May 2026 confirmed that no bats were roosting within the main dwelling or garage, while trees with bat roost potential would be retained.

The site lies within the 12km Wider Conservation Area associated with The Mens SAC and consideration has therefore been given to potential impacts upon Barbastelle bats. The Council's Ecology Consultant is satisfied that the proposed habitat retention, mitigation and enhancement measures would maintain habitat connectivity and bat flightlines and has raised no objection, subject to appropriate conditions. Natural England has similarly raised no objection in respect of bats.

The recommended ecological measures, including precautionary measures for protected species and implementation of the submitted mitigation and enhancement measures, can be secured by condition. The proposal is therefore considered acceptable in ecological terms and accords with Policy 31 of the HDPF.

Water Neutrality:

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 NPPF N6.

Drainage and Flood Risk:

The Council's Drainage Engineer initially requested further information regarding the proposed foul and surface water drainage arrangements. Following consultation on the additional information, no

objection has been raised subject to the imposition of a condition requiring full drainage details prior to development proceeding above slab level.

The condition would require details of the design, location, sizing and construction of the surface water drainage system and soakaways, supported by appropriate infiltration testing and drainage calculations, together with details of foul drainage and future management and maintenance arrangements.

Subject to this condition, satisfactory drainage arrangements can be secured and the proposal is considered acceptable in respect of drainage and flood risk.

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:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity

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 (on unregistered sites) 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

Conclusions:

The principle of development is acceptable and the proposal would not result in unacceptable harm in respect of character and appearance, residential amenity, trees, highways or ecology. Subject to the recommended conditions, the development accords with the relevant provisions of the development plan and the NPPF. Planning permission is therefore recommended.

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)	373m2	168m2	205m2

Total Gain	205m2
Total Demolition	168m2

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:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the BS5837 specification tree protection fencing has been installed. The person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority on site, so the Arboricultural Officer can agree the in-situ BS5837 specification barrier fencing and supervise that Conditions 8 and 9 attached to the planning permission is fully complied with. 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.

Reason: To protect the health and longevity of the trees in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 4 **Pre-commencement (Slab Level) Condition:** No development shall be constructed above slab level until full details of the proposed foul and surface water drainage systems have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the design, location, sizing and construction details of the proposed surface water drainage system and soakaway(s), supported by appropriate infiltration testing and drainage calculations. Details of the foul drainage connection shall also be provided, together with appropriate management and maintenance arrangements for the drainage systems, including access requirements, maintenance frequencies and responsibilities.

The development shall thereafter be carried out in accordance with the approved drainage details, which shall be retained and maintained in accordance with the approved management and maintenance arrangements.

Reason: To ensure that satisfactory arrangements are made for the disposal of foul and surface water, to prevent an unacceptable risk of flooding and to ensure that the development is properly drained, in accordance with Policy 38 of the Horsham District Planning Framework (2015).

- 5 **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).

- 6 **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 garage or 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).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with approved drawing number PR01. 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).

- 8 **Regulatory Condition:** The development hereby approved shall be carried out in accordance with the approved Arboricultural Methods Statement (AMS) and The Tree Protection Plan Drawing No: TPP 0001 documents prepared by David Archer Associates dated April 2025

Reason: To protect the health and longevity of the trees in accordance with Policy 34 of Horsham District Planning Framework (2015)

- 9 **Regulatory Condition:** Other than agreed as part of the approved Tree Protection Plan Drawing No: TPP 0001, 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 hereby permitted. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority.

Reason: To ensure the retention and maintenance of trees and vegetation on the site unsuitable for permanent protection by Tree Preservation Order for a limited period, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Survey (Urban Edge Environmental Consulting, June 2026), Preliminary Ecological Appraisal Report Revision 3 (Urban Edge Environmental Consulting, April 2026) and Biodiversity Mitigation and Enhancement Plan Revision 3 (Urban Edge Environmental Consulting, April 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for Hazel Dormouse in Section 2.10.1 and the Precautionary Method Statement for mobile protected species in Section 2.11.2 of the Biodiversity Mitigation and Enhancement Plan Revision 3 (Urban Edge Environmental Consulting, April 2026). This avoids impacts on European Protected Species and protected species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECow) to provide on-site ecological expertise during construction. The appointed

person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 11 **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), Policy N6 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).

- 12 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the 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).

- 13 **Regulatory Condition:** No additional external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** The annexe hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Little Fairseat, Georges Lane, Storrington (as identified on the approved plans) and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to 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/26/0332

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	PROPOSED GUEST SUITE GROUND AND ROOF PLANS	PR09	24.02.2026
Elevation plan	PROPOSED GUEST SUITE	PR10	24.02.2026

	ELEVATIONS		
Supporting Docs	LIFE SIZE ARCHITECTURE SUPPORTING IMAGES	24019GL	24.02.2026
Supporting Docs	ARBORICULTURAL METHOD STATEMENT	NONE	24.02.2026
Supporting Statement	PLANNING STATEMENT	NONE REV V2	24.02.2026
Location & Block plan	EXISTING	EX01	24.02.2026
Site plan	EXISTING	EX02	24.02.2026
Floor plan	EXISTING GROUND FLOOR PLAN	EX03	24.02.2026
Roof plan	EXISTING	EX04	24.02.2026
Elevation plan	EXISTING FRONT AND REAR ELEVATIONS	EX05	24.02.2026
Elevation plan	EXISTING SIDE ELEVATIONS	EX06	24.02.2026
Location & Block plan		PR01	24.02.2026
Floor plan	PROPOSED GROUND FLOOR	PR05	24.02.2026
Site plan	PROPOSED DEMOLITION SITE PLAN	PR02	24.02.2026
Roof plan	ROOF DEMOLITION PLAN	PR03	24.02.2026
Site plan	PROPOSED	PR04	24.02.2026
Roof plan	PROPOSED	PR06	24.02.2026
Elevation plan	PROPOSED FRONT AND REAR ELEVATIONS	PR07	24.02.2026
Elevation plan	PROPOSED SIDE ELEVATIONS	PR08	24.02.2026
Supporting Statement	BAT SURVEY	UE0690_GeorgesL n_Bats_1_260610	15.06.2026
Supporting Statement	DRAINAGE STRATEGY	26089-HOD-XX- XX-RP-C-5800	27.05.2026
Supporting Statement	BIODIVERSITY MITIGATION AND ENHANCEMENT PLAN	UE0690_GeorgesL n_BMEP_3_26040 8	20.04.2026
Supporting Statement	PROPOSED DRAINAGE	24019GL - PR11	09.04.2026
Supporting Statement	PRELIMINARY ECOLOGICAL APPRAISAL	UE0690_GeorgesL n_PEA_3_260408	09.04.2026

DELEGATED

Case Officer sign/initial

Shazia Penne

Date: 26.08.2026

Authorising Officer sign/initial

RHERMITAGE

Date: 28.08.2026