Horsham District Council

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Land To The South of Broadbridge Way, Broadbridge Heath, West Sussex
Full Planning Application for the erection of 92no. residential dwellings comprising dwellings (54no.) and apartments (35no.), creation of new vehicular access onto Sergent Way, provision of public open space, landscaping and drainage.

Your application DC/25/0894 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

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

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

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

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

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

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

Yours Sincerely,
Development Management

Horsham District Council

Mr Chris Barker
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64-68 Brighton Road
Worthing
BN11 2EN

Application Number: DC/25/0894

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

On behalf of: Vistry Homes Ltd

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

Full Planning Application for the erection of 92no. residential dwellings comprising dwellings (54no.) and apartments (35no.), creation of new vehicular access onto Sergent Way, provision of public open space, landscaping and drainage.

Land To The South of Broadbridge Way, Broadbridge Heath, West Sussex

to be carried out in accordance with Application No. DC/25/0894 submitted to the Council on 29/05/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 27/11/2026

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

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Plans	Site Location Plan	24.1945.0001 REV B	10-03-2026
Plans	Proposed Site Plan (Coloured)	24.1945.1000 REV AG	09-03-2026
Plans	Parking Layout Plan	24.1945.2000 REV D	09-03-2026
Plans	Storey Heights Plan	24.1945.2010 REV D	09-03-2026
Plans	Boundary Treatments Plan	24.1945.2020 REV D	09-03-2026
Plans	Materials Plan	24.1945.2030 REV D	09-03-2026

Plans	Garden Areas and Depths Plan	24.1945.2040 REV D	09-03-2026
Plans	Refuse Strategy Plan	24.1945.2050 REV D	09-03-2026
Plans	Housing Tenure Plan	24.1945.2060 REV D	09-03-2026
Plans	Housing Distribution Plan	24.1945.2070 REV D	09-03-2026
Plans	Road Hierarchy and SBD Plan	24.1945.2100 REV D	09-03-2026
Plans	Character Areas Plan	24.1945.2110 REV D	09-03-2026
Plans	Part M Compliance Plan	24.1945.2200 REV C	09-03-2026
Plans	Proposed House Type Floor plans: HT 231 VARIANT (V1)	24.1945.4000 REV A	30/10/2025
Plans	Proposed House Type Elevation plans: HT 231 VARIANT (V1)	24.1945.4001 REV A	30/10/2025
Plans	Proposed House Type Floor plans: HT 231 VARIANT (V3)	24.1945.4004 REV A	30/10/2025
Plans	Proposed House Type Elevation plans: HT 231 VARIANT (V3)	24.1945.4005 REV A	30/10/2025
Plans	Proposed House Type Floor plans: HT 231 VARIANT (V4)	24.1945.4006 REV A	30/10/2025
Plans	Proposed House Type Elevation plans: HT 231 VARIANT (V4)	24.1945.4007 REV A	30/10/2025
Plans	Proposed House Type Floor plans: HT 236 VARIANT (V1)	24.1945.4050 REV A	30/10/2025
Plans	Proposed House Type Elevation plans: HT 236 VARIANT (V1)	24.1945.4051 REV A	30/10/2025
Plans	Proposed House Type Floor plans: HT 236 VARIANT (V2)	24.1945.4052 REV A	30/10/2025
Plans	Proposed House Type Elevation plans: HT 236 VARIANT (V2)	24.1945.4053 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 241 VARIANT (V1)	24.1945.4100 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 241 VARIANT (V2)	24.1945.4101 REV A	30/10/2025

Plans	Proposed House type Plans and Elevations - HT 241 VARIANT (V3)	24.1945.4102 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 241 VARIANT (V4)	24.1945.4103 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 241 VARIANT (V5)	24.1945.4104 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 241 VARIANT (V6)	24.1945.4105 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 241 VARIANT (V7)	24.1945.4106 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 241 VARIANT (V8)	24.1945.4107 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 241 VARIANT (V9)	24.1945.4108 REV A	14/11/2025
Plans	Proposed House type Plans and Elevations - HT 241 VARIANT (V10)	24.1945.4109 REV A	27.11.2026
Plans	Proposed House type Plans and Elevations - HT 341 VARIANT (V1)	24.1945.4150 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 341 VARIANT (V2)	24.1945.4151 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 341 VARIANT (V3)	24.1945.4152 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 341 VARIANT (V4)	24.1945.4153 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 341 VARIANT (V5)	24.1945.4154 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 341 VARIANT (V6)	24.1945.4155 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 341 VARIANT (V7)	24.1945.4156 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 351 VARIANT (V1)	24.1945.4200 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations - HT 352 VARIANT (V1)	24.1945.4250 REV A	30/10/2025
Plans	Proposed House type Plans HT 354 VARIANT (V1)	24.1945.4300 REV A	30/10/2025

Plans	Proposed House type Elevations HT 354 VARIANT (V1)	24.1945.4301 REV A	30/10/2025
Plans	Proposed House type Plans HT 354 VARIANT (V2)	24.1945.4302 REV A	30/10/2025
Plans	Proposed House type Elevations HT 354 VARIANT (V2)	24.1945.4303 REV A	30/10/2025
Plans	Proposed House type Plans HT 354 VARIANT (V3)	24.1945.4304 REV A	30/10/2025
Plans	Proposed House type Elevations HT 354 VARIANT (V3)	24.1945.4305 REV A	30/10/2025
Plans	Proposed House type Plans HT 354 VARIANT (V4)	24.1945.4306 REV A	30/10/2025
Plans	Proposed House type Elevations HT 354 VARIANT (V4)	24.1945.4307 REV A	30/10/2025
Plans	Proposed House type Plans HT 355 VARIANT (V1)	24.1945.4350 REV A	30/10/2025
Plans	Proposed House type Elevations HT 355 VARIANT (V1)	24.1945.4351 REV A	30/10/2025
Plans	Proposed House type Plans HT 355 VARIANT (V2)	24.1945.4352 REV A	30/10/2025
Plans	Proposed House type Elevations HT 355 VARIANT (V2)	24.1945.4353 REV A	30/10/2025
Plans	Proposed House type Plans HT 361 VARIANT (V1)	24.1945.4400 REV A	30/10/2025
Plans	Proposed House type Elevations HT 361 VARIANT (V1)	24.1945.4401 REV A	30/10/2025
Plans	Proposed House type Plans HT 361 VARIANT (V2)	24.1945.4402 REV A	30/10/2025
Plans	Proposed House type Elevations HT 361 VARIANT (V2)	24.1945.4403 REV A	30/10/2025
Plans	Proposed House type Plans and Elevations HT 451 VARIANT (V1)	24.1945.4450 REV A	30-10-2025
Plans	Proposed House type Plans and Elevations HT 452 VARIANT (V1)	24.1945.4500 REV A	30-10-2025
Plans	Flat Block A & B – Plans Plots 1 -18	24.1945.5000 REV B	30-10-2025

Plans	Flat Block A & B – Elevations Plots 1 - 18	24.1945.5001 REV C	30-10-2025
Plans	Proposed Flat Block C – Plans plots 34 - 42	24.1945.5100	29-05-2025
Plans	Proposed FlatBlock C – Elevations Plots 34 - 42	24.1945.5101	29-05-2025
Plans	Proposed Flat Block D – Floor Plans Plots 24 - 31	24.1945.5200	29-05-2025
Plans	Proposed Flat Block D – Elevations plans – plots 24 -31	24.1945.5201	29-05-2025
Plans	Proposed Flat Block C Coloured Elevation Plans – Plots 34 -42	24.1945.5110	29-05-2025
Plans	Proposed Flat Block D Coloured Elevation plans – Plots 24 -31	24.1945.5210	29-05-2025
Plans	Cycle Stores Plans & Elevations	24.1945.7000	29-05-2025
Plans	Bin Stores Plans & Elevations	24.1945.7010	29-05-2025

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

2 **Regulatory (Time)**: The development hereby permitted shall be begun 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**: The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

a) Details of site management contact details and responsibilities;
b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
    i. location of site compound,
    ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
    iii. site offices (including location, height, size and appearance),
    iv. location of site access points for construction vehicles,
    v. location of on-site parking,
    vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;

d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination.
e) Details regarding dust mitigation measures to be deployed,
f) During site clearance, preparation and construction the dust and Air Emission Mitigation measures described on Table 15 of the Air Quality Assessment report (Omnia, Oct 2025) shall be adopted.
g) Details of other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP, unless the written consent of the Local Planning Authority is received for any variation

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

4 **Pre-Commencement Condition**: The development hereby approved shall not commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

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

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

Reason: To conserve protected and Priority species and allow the 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 in accordance with Policy 31 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition**: Prior to commencement of the development, detailed designs of a surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the approved Flood Risk and Drainage Report by Markides Associates, P02, 2nd May 2025; Technical Note by Markides Associates, P04, 29th October 2025 and Proposed Drainage Strategy Sheets 1 and 2 by Markides Associates, P04 dated 9th March 2026 and updated EA flood Map for Planning dated 16th June 2026 by Markides Associates. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

a) Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change). Hydraulic calculations and detailed construction drawings shall be used to demonstrate this.
b) Detailed drainage layout plan, which corresponds with the hydraulic calculations.
c) An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
d) Evidence that the surface water drainage system meets the four pillars of SuDS/Standard 4-7 of the National Standards for SuDS.
e) Construction method statement for the surface water drainage system.
f) Maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the phase.

Reason: To ensure the design meets the National Standards for SuDS and does not increase flood risk elsewhere in accordance with NPPF and Policies 35 and 38 in Horsham District Planning Framework (2015).

6 **Pre-Commencement Condition**: No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

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

8 **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 (with the exception of survey equipment), until the following preliminaries have been completed in the sequence set out below:

a) All trees on the site shown for retention on approved drawing number Tree Protection Plan, VYH24567-03 REV C Sheet 1 of 2 and Sheet 2 of 2 as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
b) 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.

c) Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved drawing numbers VYH24567-03 REV C Sheet 1 of 2 and Sheet 2 of 2.

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

Reason: As this matter is fundamental to the acceptable delivery of this permission, in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Pre-Commencement (slab-level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include acoustic performance details of the building facades and glazing and incorporate the recommendations detailed in the Acoustic SouthEast acoustic assessment report Issue 2, dated 22/10/2025, reference J4003. The scheme shall achieve the habitable room standards as detailed in BS8233:2014 and appropriate consideration of LAmax with suitable measures to ensure the thermal comfort of occupiers. Any mechanical ventilation shall be designed and installed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external finishes of the buildings has been submitted to and approved by the Local Planning Authority in writing and all materials and finishes used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of the development hereby permitted shall take place until a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) Detailed designs or product descriptions to achieve stated objectives;
c) Locations of proposed enhancement measures by appropriate maps and plans (where relevant);
d) Persons responsible for implementing the enhancement measures; and
e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition**: No dwelling shall be first occupied until an air quality mitigation plan has been submitted to and approved in writing by the Local Planning Authority. The air quality mitigation plan should contain measures equal or greater in value to the calculated environmental damage cost and include (but not be limited to) the measures detailed in Section 5.5.3 of the Omnia Air Quality Assessment REV 3 C11098/4.0 dated March 2026 Wickhurst Green, Broadbridge Heath, such as the Air Source Heat Pumps. The Air Quality Mitigation Plan shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To mitigate against the impact of the development in accordance with Policy 24 of the Horsham District Planning Framework (2015) and Air quality and emissions mitigation guidance for Sussex (2021).

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

- Details of all retained and proposed planting and seeding, including wildflower and amenity grass spec and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, and other supporting structures - location, type, heights and materials
- Minor artefacts and structures - including, location and type of street furniture, planters, bollards, knee rails, refuse and other storage units, lighting columns and lanterns
- SuDS details and SuDS plant schedule

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

14 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

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

15 **Pre-Occupation Condition**: Prior to occupation, a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To 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 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework.

16 **Pre-Occupation Condition**: No dwelling shall be first occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the approved plans. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

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

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

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

18 **Pre-Occupation Condition**: No dwelling shall be first occupied until the cycle parking serving the respective dwelling has been constructed in accordance with details submitted to and approved in writing by the local Planning Authority, informed by the approved site plan and to include details and cycle maintenance facilities for the flats. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policy 40 of the Horsham District Planning Framework (2015).

19 **Pre-Occupation Condition**: No part of the development shall be first occupied until such time as the vehicular and pedestrian and cycle access in and out of the site serving the development has been constructed in accordance with details submitted to and agreed in writing by the local planning authority as shown on drawings 24069-MA-XX-XX-DR-C-201 Rev P04 titled Highway Proposals General Overview and 24.1945.1000 REV AG titled Proposed Site Layout.

Reason: In the interests of road safety and to provide alternative travel options to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015).

20 **Pre-Occupation Condition**: Prior to the commencement of the development details showing the proposed location of the required fire hydrant(s) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.

No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

21 **Pre-Occupation Condition**: Prior to first occupation of the development, a verification report shall be submitted to and approved by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built in accordance with the agreed scheme, and that any variations or defects are appropriately addressed.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies 35 and 38 in Horsham District Planning Framework (2015).

22 **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).

23 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment (Report Ref: DFA25030 Derek Finnie Associates, April 2025) 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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework

24 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

26 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement - Land at Wickhurst Green Broadbridge Heath Horsham, Ref: VYH24567aia_ams, Revision: C: dated 06/02/2026 and Tree Protection Plans (drawing nos: VYH24567-03 REV C Sheet 1 of 2 and Sheet 2 of 2).

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

27 **Regulatory Condition**: With the exception of certified topsoil already covered by GEOENVIRONMENTAL ASSESSMENT (Idom January 2025) and unless the discovery strategy is triggered under Condition 26 of this decision notice, no soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

28 **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).

Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

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

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

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

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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

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

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

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

Note to Applicant
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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