



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2082

Land Opposite Brick Kiln Close, Handcross Road, Plummers Plain, Lower Beeding, RH13 6NU

DESCRIPTION:

Removal of Conditions 18, 24, 25 (all related to water neutrality) and correction of erroneous reference to bats in Condition 4 (Natural England Licence) of previously approved application DC/24/1763 (Full planning for 30 no. residential units with open space, earthworks, drainage and all other associated infrastructure).

DETAILED DESCRIPTION:

This application is made under Section 73 of the Town and Country Planning Act seeking the vary the conditions relating to the permission granted under DC/25/2082 (related to the water neutrality strategy approved in the original planning permission).

Following withdrawal of the Natural England 2021 Position Statement, the applicant now seeks removal of the relevant water neutrality conditions (namely 18, 24, and 25) and revert the water consumption to the Building Regulations Optional Technical Standard of 110 litres per person per day, as required by Policy 37 of the HDPF.

The applicant also seeks to correct erroneous reference to 'bat' in Condition 4 securing the Natural England licence for Hazel Dormouse (this was confirmed as an error by HDC to the applicant in cover letter dated 05/08/2025).

SITE AND SURROUNDINGS:

This is unchanged from the details previously set out in the 13th May 2025 committee papers for DC/24/1763, and for the sake of brevity is not repeated here.

RELEVANT PLANNING HISTORY:

DC/24/1763	Full planning application for the development of 30 no. residential units including appearance, landscaping, layout, scale and access with associated open space, earthworks, drainage and all other associated infrastructure.	Permitted 04/08/2025
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RELEVANT PLANNING POLICIES

Except for the inclusion of the 'made' Lower Bedding Neighbourhood Plan on 8th October 2025 and the adoption of the Shaping Development in Horsham District advice note (Sept 2025) which substitutes Facilitating Appropriate Development Advice Note (2022), the listed policies/guidance/advice notes set out below are unchanged from the May 2025 committee resolution to approve.

The National Planning Policy Framework (NPPF Dec 2024)

Horsham District Planning Framework (HDPF 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 9 - Employment Development

Policy 15 – Housing Provision
Policy 16 – Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 – Protected Landscapes
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
Policy 43 – Community Facilities, Leisure and Recreation

Lower Beeding Neighbourhood Plan (Sept 2025)

Policy 1: Biodiversity
Policy 2: Landscape Character
Policy 3: Green Infrastructure
Policy 4: Sustainability
Policy 5: Energy Efficiency
Policy 9: Land at Glayde Farm (Field B)
Policy 10: Windfall Development
Policy 11: Housing Mix
Policy 12: Design
Policy 13: Density
Policy 16: Broadband and Telecommunications
Policy 19: Water Neutrality

West Sussex Joint Minerals Local Plan (July 2018)
West Sussex Waste Local Plan (April 2014)
High Weald AONB Management Plan 2024-2029

Supplementary Planning Guidance:

HDC Planning Obligations and Affordable Housing Supplementary Planning Document (2017)
HDC Community Infrastructure Levy (CIL) Charging Schedule (2017)
WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology

Other Guidance:

HDC Sports, Open Space and Recreation Assessment (2014)
HDC Open Space, Sport & Recreation Review (2021)
Air Quality and Emissions Mitigation Guidance for Sussex (2020)
HDC Planning Advice Note: Biodiversity and Green infrastructure (2022)
Shaping Development in Horsham District Advice Note (Sept 2025)
The High Weald National Landscape Planning Technical Advice Note: Dark Skies in the High Weald (2024)
The High Weald Area of Outstanding Natural Beauty Housing Design Guide (2019)

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:

Natural England: Standing Advice

Lower Beeding Parish Council: Neither objecting to or supporting

Remain Neutral on this revision. But comment until HDC Local Plan is approved and issued that revision cannot stand as Water Neutrality issues not been removed as of yet.

Representations: 1 no. Objection received, content summarised below:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise

I commented on the last application with a strong objection. Once again I bring up the problem of extra traffic on an already busy road. The extra strain on our small sewage plant. Over the years we have already had the developments of Brick Kiln, Trinity Fields, the Gallops still being built (and apparently not selling) There is also talk of a large development in the Plummers Plain Valley. Why is our small village being targeted with all this building. All on green fields. We have no amenities in the village. The two shops have gone. We only have two pubs and the church left. It is difficult to get an appointment at the local surgery. Of course I am personally affected because the development is at the rear of my property. Instead of having a lovely view over fields I will have a housing estate. This will devalue my property and that of my neighbours. We already have a busy road at the front and will now have traffic noise at the back. I wonder how many of the deciding committee live in nice peaceful surroundings and would be horrified if the same happened to them. Please consider the preservation of our lovely Sussex countryside and wildlife that live in it.

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

Water Neutrality

As set out in the November 2023 committee report, Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advised the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

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'. 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. It is though recognised that Southern Water have separately made significant water

savings in 2024/25 through a programme of leakage reduction which 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.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated mains water consumption from this development (without mitigation the total proposed water usage for 71.06 occupants is calculated as 7,816.6 litres per day), alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day. This is based on all new residential development achieving the Building Regulations Part G Optional Technical Standard of 110 litres per person per day, as required under Policy 37 of the HDPF.

Natural England has been consulted on this approach of using the 2024/25 Southern Water efficiency savings to offset new development. In response, Natural England have provided standing advice which confirms that they consider the 3,240,000 litres per day of water savings made by Southern Water to be reliable such that they have no objection to his capacity being used to offset development proposals.

Accordingly, subject to the imposition of a condition requiring the development to meet the Building Regulations Part G Optional Technical Standard of 110 l/p/d water consumption, the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Other Material Considerations

Since planning approval was permitted other material planning considerations have arisen, set out below.

Principle

'Made' Lower Beeding Neighbourhood Plan and Council's Authority Monitoring Report 2024/25

In the intervening time between August 2025 and now, the Lower Beeding Neighbourhood Plan has been 'made' (Oct 2025).

After August 2025, the Council's Authority Monitoring Report 2024/25 has been published and sets out the Council's latest position in terms of five-year housing land supply. The latest update was published 19 December 2025, with the supply currently calculated as being 1.7 years.

The presumption in favour of development within Paragraph 11d) of the NPPF therefore continues to apply in the consideration of all applications for housing development within the district.

Because the Lower Beeding Neighbourhood Plan is now 'made', the weight to be afforded to the Neighbourhood Plan in decision-making is now greater than in the May 2025 committee.

However, as reported in the May 2025 committee papers, the original planning permission was assessed with appropriate regard and weight afforded to the emerging Lower Beeding Neighbourhood Plan and its policies, including allocation of part of the application site for residential development (Policy 9: Land at Glayde Farm (Field B)).

The proposal scheme is now in partial accordance with site allocation Policy 9, but as the proposed development and application site extends beyond the allocation site extent, the application will remain a 'departure' from the development plan (as it was in May 2025), but now in partial compliance with the development plan. Thus, the Principle of Development remains acceptable.

In this regard, the relevant consideration of the Shaping Development Advice Note to the development applied for is essentially the same as the Facilitating Appropriate Development Advice Note.

Emerging local plan

The Council's emerging local plan has not progressed since August 2025 (since the Inspector's subsequent Interim Findings Letter which has recommended that the Plan be withdrawn). Accordingly, the weight attributed to the HDLP is unchanged, at limited.

Housing Mix

Whilst the district housing need register have been updated since August 2025, the basis of unmet need and demand in the district has not changed in the intervening time to such an extent as to render the previously permitted mix (market and affordable) unacceptable or lessen the weighted benefits of its provision to meeting local housing need, as set in the May Committee papers.

Consultation draft National Planning Policy Framework published (Dec 2025)

Having regard to its content and the nature of this proposal - and noting that consultation on the draft Framework / NPPF is at a very early stage, with the document subject to potentially significant change - Officers are satisfied that no prejudice would arise from basing decisions on the extant December 2024 Framework / NPPF.

Summary on all other Material Considerations

The scheme is unchanged in respect to all other material planning considerations beyond those listed above, including development layout, townscape design, residential amenities, accessibility and parking, and ecology matters separate of water neutrality. The conclusions on all other material planning considerations, including these, are set out in the May 2025 committee papers and is unchanged. This includes all the relevant material planning considerations (which excludes loss of property value) raised in the Representation made on this s.73 application.

Conditions

A decision notice describing the new permission made under section 73 should set out all of the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect.

DC/24/1763 was subject to a suite of conditions imposed to make the development acceptable by adequate provision of measures to deal with a host of environmental considerations, securing various mitigations and enhancements via prescriptive requirements. This relates to both the construction and operational phases of the development.

Regarding these, it continues to be that all conditions imposed other than those sought to be varied as set out in preceding paragraphs, continue to meet the statutory tests for re-imposing and this will be the case when planning permission is re-issued. The erroneous reference to 'bat' in Condition 4 will be corrected. The ordering of the conditions will change from the original decision notice in reflection of the removal of the water neutrality related conditions, with an additional condition revert the water consumption to the Building Regulations Optional Technical Standard of 110 litres per person per day, as required by Policy 37 of the HDPF.

Conclusion:

Whilst the now 'made' Lower Beeding Neighbourhood Plan goes to the weighting of the planning balance, this changed weighting does not now mean a different conclusion to the acceptability of Principle of the Development is reached (in fact, as the proposal is in part compliance with a site allocation, the 'made' status supports the Principle more so).

Additionally, the proposed amendments to the application because of the withdrawal of the 2021 Natural England Position Statement, do not of themselves materially alter the overall planning balance and conclusions previously reported to the 2025 May Committee.

Officers therefore continue to recommend this application be approved, having regard to the material planning considerations as detailed out in this report and the appended committee papers.

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 continues to constitute CIL liable development, to the calculated gain that was previously detailed in the committee report.

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

Recommendation: Application Permitted

Conditions:

1. Approved Plans

2. {lb Standard Time Condition}: The development hereby permitted shall begin before the expiration of three years from the 4th August 2025, the date of the original planning permission DC/24/1763.

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

3. {lb Pre-Commencement Condition} : No development shall commence pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, unless and until the following preliminaries have been completed in the sequence set out below, with all works thereafter executed in full accordance and with the 21102-AA6-CA 24th April 2025 Arboricultural Assessment & Method Statement by Barrell Tree Consultancy:

(a) All trees on the site shown for retention on plan drawing reference Barrell Tree Protection Plan Ref: 21102-7, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012). Once installed, the fencing shall be maintained during the development works and until all machinery and surplus materials have been removed from the site.

(b) Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015) and in the interests of amenity and visual impact and setting of the High Weald National Landscape in accordance with Policies 25, 30, 33 of the Horsham District Planning Framework (2015) and Policies 2, 3, 12 of the Lower Beeding Neighbourhood Plan (2025).

4 {lb Pre-commencement Condition} : Any works which will impact the breeding / resting place of Hazel Dormouse, shall not in in any circumstances commence unless the local planning authority has been provided with either:

(a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or

(b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected 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 s17 Crime & Disorder Act 1998 and in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Policy 1 of the Lower Beeding Neighbourhood Plan (2025).

5 {b Pre-commencement Condition} : No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the local planning authority. The Reptile Mitigation Strategy shall include the following:

- (a) Purpose and conservation objectives for the proposed works.
- (b) Review of site potential and constraints.
- (c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- (d) Extent and location/area of proposed works on appropriate scale maps and plans.
- (e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- (f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- (g) Persons responsible for implementing the works.
- (h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
- (i) Details for monitoring and remedial measures.
- (j) Details for disposal of any wastes arising from works. The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the Local Planning Authority to discharge its duties under 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 and Policy 1 of the Lower Beeding Neighbourhood Plan (2025).

6 {b Pre-commencement Condition} : No development hereby permitted shall commence, including enabling works and site clearance, until a Non-Licensed Method Statement for Great Crested Newts has been submitted and approved in writing by the Local Planning Authority.

The Non-Licensed Method Statement must be produced by a suitably qualified ecologist and shall detail all methods of mitigation to be employed to prevent harm to Great Crested Newts for all phases of the development project. The development shall thereafter be implemented in accordance with the approved statement.

Reason: To allow the Local Planning Authority to discharge its duties under 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) and Policy 1 of the Lower Beeding Neighbourhood Plan (2025).

7 {b Pre-Commencement Condition} :

i. No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

ii. The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

8 {lb Pre-Commencement Condition}: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified: - all previous uses - potential contaminants associated with those uses - a conceptual model of the site indicating sources, pathways and receptors - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

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

9 {lb Pre-Commencement Condition} : The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following 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.

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

10 {lb Pre-commencement Condition} : Prior to commencement of development, a construction environmental management plan for Biodiversity (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.
- (i) Containment, control and removal of any Invasive non-native species present on site.

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 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Local Plan (2015) and Policy 1 of the Lower Beeding Neighbourhood Plan (2025).

11 {b 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 in writing by, the Local Planning Authority. 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 setting of the High Weald National Landscape in accordance with Policies 25, 30, 33 of the Horsham District Planning Framework (2015) and Policies 2, 3, and 12 of the Lower Beeding Neighbourhood Plan (2025).

12 {b Pre-commencement Condition} : No development shall commence unless and until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any dwelling shall take place until the approved works required to facilitate that dwelling have been completed. The foul drainage system shall be retained as approved thereafter.

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

13 {b Pre-commencement Condition} : Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with these submitted details, informed by the Drainage Strategy Report by Abstruct Consulting, 24th March 2025, revision P07; Drainage Strategy Layout by Abstruct Consulting, 24th March 2025, revision P05; Flood Risk Assessment by Abstruct Consulting, February 2025, revision P06 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policy 38 in Horsham District Planning Framework and Policy 12 of the Lower Beeding Neighbourhood Plan (2025).

14 {b Pre-commencement Condition} : No development shall take place on site in relation to the dwelling units fronting onto the B2110 (identified as 1a, 2a, 3a, 4, and 5 on the approved drawings) until a scheme for protecting future occupiers of those dwellings from road traffic noise has been submitted to, and approved in writing by, the Local Planning Authority. The proposed scheme shall include any necessary ventilation sufficient to prevent overheating and maintain thermal comfort, and acoustic impact assessment to achieve appropriate noise levels for internal day time (0700 - 2300) and internal night time (2300 - 0700) for habitable rooms (with windows open) and garden/external amenity spaces, as agreed by the Local Planning Authority. If it is predicted that the internal noise levels specified above will not be met with windows open, the proposed mitigation scheme shall assume windows would be kept closed and will specify an alternative and appropriate ventilation system to prevent overheating. The approved scheme shall be fully implemented in accordance with the recommendations of the approved acoustic impact assessment, including performance details and a glazing plan, and a final verification report shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of each relevant dwelling. All work must be carried out by suitably qualified person and the approved noise, attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 {b Pre-Commencement Condition} : No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan (LMP). This should include: (a) Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded. (b) Written Specification detailing: - All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting - All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces. - Furniture (Bins, Benches and Signage) and Play Equipment - All operations and procedures for surface water drainage system; inspection of linear drains and swales, removal of unwanted vegetative material and litter. (c) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

Reason: To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic in the interests of visual amenity and nature conservation in accordance in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies 2, 3, and 12 of the Lower Beeding Neighbourhood Plan (2025).

16 {b Pre-Commencement Condition} : Prior to the commencement of the construction of the dwellings details of the Sustainable Urban Drainage System shall be submitted to and approved in writing by the Local Planning Authority. This should include: a) detailed topographical plans including section drawings with gradients b) details of proposed inlet and outlet elements c) a timetable for their implementation; and d) management and maintenance operations. The Sustainable Urban Drainage System shall thereafter be implemented in full accordance with the approved details and shall be retained and maintained as such thereafter.

Reason: In the interests of visual amenity and the character and appearance of the area in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy 12 of the Lower Beeding Neighbourhood Plan (2025).

17 {b Pre-Commencement Condition }: Before any works commence on site, details of advance planting of trees and structural vegetation to the green open space area to the eastern parcel shall be submitted and approved by the Local Planning Authority. Implementation will need to be carried out

prior to any other construction work and in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

Reason: In order to ensure key structural / screening landscape planting is carried out at the earliest opportunity, in the interest of the landscape character and amenity of the locality, and the character, setting of the High Weald National Landscape, and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024) and Policies 2, 3, and 12 of the Lower Beeding Neighbourhood Plan (2025).

18 {lb 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 walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and character of the surroundings and setting of the High Weald National Landscape, and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024) and Policy 12 of the Lower Beeding Neighbourhood Plan (2025).

19 {lb Pre-commencement (slab level) Condition} : No development shall commence until full details of all 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 coordination with the approved landscaping strategy and 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) and Policy 12 of the Lower Beeding Neighbourhood Plan (2025).

20 {lb Pre-commencement (slab level) Condition}: Prior to any works above slab level, a Biodiversity Enhancement Strategy for Protected and Priority or threatened species, prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: (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 & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015) and Policy 1 of the Lower Beeding Neighbourhood Plan (2025).

21 {lb 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:

- (a) Details of all existing trees and planting to be removed and retained
- (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- (c) Details of all hard surfacing materials and finishes

- (d) Details of all boundary treatments. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation.
- (e) Details of all external lighting.

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 or retained 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: In the interests of visual amenity and the character and appearance of the area and setting of the High Weald National Landscape, and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024) and Policies 2, 3 and 12 of the Lower Beeding Neighbourhood Plan (2025).

22 {b Pre-Occupation Condition }: The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- (a) a timetable for its implementation,
- (b) details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
- (c) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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 Policy 38 in Horsham District Planning Framework.

23 {b Pre-Occupation Condition} : The development hereby approved shall not be occupied until all the works which form part of the scheme for protecting the proposed development from noise as approved by the Local Planning Authority under condition 14 above have been completed. All works which form part of the approved scheme for that respective dwelling shall be completed prior to first occupation of that dwelling. The approved scheme shall be thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy 12 of the Lower Beeding Neighbourhood Plan (2025).

24 {b Pre-Occupation Condition} : The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the contamination remediation scheme required and approved under the provisions of condition 8 above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 8 above, unless otherwise agreed in writing by the Local Planning Authority.

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

25 {b Pre-Occupation Condition} : No part of the development hereby permitted shall be occupied until a detailed lighting scheme shall has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be:

(a) in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations (demonstrating lighting designed to Institute of Lighting Professionals light control zone E1 standards to protect intrinsically dark night skies, and

(b) based on Guidance Note: 08/23 (Institute of Lighting Professionals) and shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the 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 bats using their territory, and

(c) shall exclude street lighting columns and floodlighting. 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 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 to safeguard the amenities of the site and surrounds with the setting of the High Weald National Landscape and to protect its intrinsic night dark skies in accordance with Policies 30, 31, 32 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024) and Policies 2, 3, 4, and 12 of the Lower Beeding Neighbourhood Plan (2025).

26 {b Pre-Occupation Condition} : Prior to the first occupation of any approved dwelling the developer will, at their own expense, install the required fire hydrants in locations to be submitted to and approved by the Local Planning Authority to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

Reason: To ensure fire hydrants are provided for fire safety in accordance with Policy 32 of the Horsham District Planning Framework (2015).

27 {b 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 or otherwise shown on drawing approved as listed on this decision notice or subsequently approved in discharge of condition pursuant to it. 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).

28 {b Pre-Occupation Condition} : No part of the development shall be first occupied until visibility splays of 2.4 metres by 61 metres have been provided at the proposed site vehicular access onto Handcross Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).

29 {b 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 plans and details submitted to and approved in writing by the Local Planning Authority (and to include at least 5% accessible parking spaces as per Department of Transport Inclusive Mobility). 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 Policies 40 and 41 of the Horsham District Planning Framework (2015)

30 {b Pre-Occupation Condition} : No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles to provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

31 {b Pre-Occupation Condition} : No dwelling shall be first occupied until the necessary in-building physical infrastructure and necessary external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection serving the respective dwelling has been provided.

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) and Policy 16 of the Lower Beeding Neighbourhood Plan (2025).

32 {b Pre-Occupation Condition} : Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 13 above. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38 in Horsham District Planning Framework and Policy 12 of the Lower Beeding Neighbourhood Plan (2025).

33 {b Pre-Occupation Condition }: Prior to the first occupation of the development hereby permitted an updated Air Quality Assessment (including schedule of air-quality mitigations) shall be submitted to and approved in writing by the Local Planning Authority. The air quality mitigation measures to be submitted shall be sufficient to offset the expected damage cost calculation set out within the updated Air Quality Assessment (informed by 455018AQREV3.docx Air Quality Assessment REV 03 by Savills). The agreed mitigations shall be implemented in advance of the first occupation of any approved dwelling and maintained as such thereafter.

Reason: To ensure that the proposed development adequately mitigates against its expected adverse air-quality effects and to avoid duplication where mitigations are otherwise required by compliance with alternative regulatory regimes in accordance with Policy 24 of the Horsham District Planning Framework (2015).

34 {b Regulatory Condition} : All mitigation measures and/or works shall be carried out in accordance with the details contained in the Hazel Dormouse Method Statement NE template (Sam Watson, submitted 26th February 2025), Additional Ecological Information (Sam Watson Ecology,

February 2025) and Ecological Impact Assessment and Baseline Biodiversity Net Gain Assessment (Sam Watson Ecology, October 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. 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 Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Planning Framework (2015) and Policy 1 of the Lower Beeding Neighbourhood Plan (2025).

35 {b 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).

36 {b Regulatory Condition} : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order no development falling within Classes AA, B, C, E, F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to safeguard the character and visual amenities of the locality and/or highway safety; to protect intrinsically dark night skies in the High Weald National Landscape setting in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024) and Policy 12 of the Lower Beeding Neighbourhood Plan (2025).

37 {b Regulatory Condition} : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any proposed building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and character of the surroundings and setting of the High Weald National Landscape, and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and High Weald Area of Outstanding Natural Beauty Management Plan (2024) and Policy 12 of the Lower Beeding Neighbourhood Plan (2025).

38 {b 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 Policy 4 and 19 of the Lower Beeding Neighbourhood Plan (2025).

Biodiversity Net Gain Condition

NOTE TO APPLICANT

As a Section 73 application, the obligations of the Section 106 Legal Agreement attached to planning permission DC/24/1763 continue to have effect to this planning permission.

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/25/2082

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Plot 30 Proposed Plans and elevations	21.176.216 REV A	
Plans	02/04/25 Proposed Coloured Site Layout Plan	21.176.102 REV D	
Plans	02.04.25 Landscape Masterplan	5966-LLB-XX-XXDR-L-0001 S4 REV P06	
Plans	Drainage Strategy Layout	AC21296-ABS-XXZZ-SK-C-5700 REV P05	
Plans	Plots 20 and 21 Proposed Plans and elevations	21.176.209 REV A	
Plans	Plot 22 Proposed Plans and elevations	21.176.210 REV A	
Plans	Tree protection	21102-7	
Plans	Plot 23 Proposed Plans and elevations	21.176.211 REV A	
Plans	Plot 24 Proposed Plans and elevations	21.176.212 REV A	
Plans	Plots 25 and 26 Proposed Plans and elevations	21.176.213 REV A	
	Plots 27 and 28 Proposed Plans and elevations	21.176.214 REV A	
Plans	Plot 29 Proposed Plans and elevations	21.176.215 REV A	
Plans	garages sheet 1 Proposed Plans and elevations	21.176.250 REV B	

Plans	garages sheet 2 Proposed Plans and elevations	21.176.251 REV B	
Plans	Proposed Street Scene AA and BB	21.176.350 REV B	
Plans	Proposed Street Scene CC and DD	21.176.351 REV B	
Plans	Proposed Street Scene EE and FF	21.176.352 REV B	
Plans	LOCATION PLAN	21.176.50 REV P	
Plans	Proposed Site Layout Ground Floor Plan	21.176.100 REV D	
Plans	Proposed Site Layout Roof Plan	21.176.101 REV D	
Plans	BNG Areas Plan	21.176.110 REV B	
Plans	Proposed Refuse Strategy Plan	21.176.111 REV B	
Plans	Proposed Unit Mix Plan	21.176.112 REV B	
Plans	Proposed Building Heights Plan	21.176.113 REV B	
Plans	Proposed Parking & EVCP Plan	21.176.114 REV C	
Plans	Proposed Tenure Plan	21.176.115 REV B	
Plans	Plots 1a-3a Proposed Plans and elevations	21.176.200 REV A	
Plans	Plots 4-5 Proposed Plans and elevations	21.176.201 REV A	
Plans	Plots 6a-9a Proposed Plans and elevations	21.176.202 REV A	
Plans	Plots 10 and 11 Proposed Plans and elevations	21.176.203 REV A	
Plans	Plot 12 Proposed Plans and elevations	21.176.204 REV A	
Plans	Plot 13 Proposed Plans and elevations	21.176.205 REV A	
Plans	Plot 14 Proposed Plans and elevations	21.176.206 REV A	
Plans	Plot 15 Proposed Plans and elevations	21.176.207 REV A	
Plans	Plots 16a-19a Proposed Plans and elevations	21.176.208 REV A	
Plans	Proposed Developable Area Plan	21.176.116 REV A	
Plans	Plots 18a - 21a Proposed Plans and elevations	21.176.210	
Plans	Plots 22 and 23 Proposed Plans and elevations	21.176.211	
Plans	Plot 25 Proposed Plans and elevations	21.176.213	

Plans	Plot 26 Proposed Plans and elevations	21.176.214	
Plans	Plots 27-28 Proposed Plans and elevations	21.176.215	
Plans	Plots 29-30 Proposed Plans and elevations	21.176.216	
Plans	Plot 31 Proposed Plans and elevations	21.176.217	
Plans	Plot 32 Proposed Plans and elevations	21.176.218	

DELEGATED

Case Officer sign/initial Matthew Porter Date: 24-02-2026

Authorising Officer sign/initial Adrian Smith Date: 25/02/2026