Horsham District Council

Mr Matt Smith
D&M Planning Ltd
1A High Street
Godalming
GU7 1AZ

Application Number: DC/25/1826

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

On behalf of: Abingworth Developments 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:

Removal of Conditions 6, 16, 17, 20, 21, 37, 41 and 42 (all relating to water neutrality) of previously approved application DC/25/0999 (Variation of Condition 6, 7, 19, 20, 40, and 41 of previously approved application DC/22/1815 (Erection of 35 dwellings with associated engineering operations and works)).

Land at Brook Hill, Cowfold, RH13 8AH

to be carried out in accordance with Application No. DC/25/1826 submitted to the Council on 10/11/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 06/02/2026

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
Location plan		(00) 003	19.06.2025
Plans	PROPOSED SITE PLAN - TREE PROTECTION	(01)003 REV D	
Plans	PROPOSED SITE PLAN	(01)002 REV F	

Plans	SITE PLAN - CAR PARKING	(01)004 REV E	
Plans	PROPOSED SITE PLAN - SITE SURVEILLANCE VIEWS	(01) 005 REV D	
Plans	PROPOSED SITE PLAN - KEY PLAN	(01)006 REV D	
Plans	PROPOSED SITE PLAN - ROOF PLANS	(01)007 REV D	
Plans	PROPOSED SITE PLAN	(01)010 REV D	
Plans	1 BEDROOM FOG FLOOR PLANS	(02)001FOG-2	
Plans	2SD BEDROOM HOUSE FLOOR PLANS	(02) 002SD REV A	
Plans	3 BED AND 1 BED FOG Plans AND ELEVATIONS	(02) 003FOG-2	
Plans	3SD BEDROOM SEMI-DETACHED FLOOR PLANS	(02)003SD REV A	
Plans	4 BEDROOM HOUSE FLOOR PLANS	(02)004 REV A	
Plans	4B BEDROOM HOUSE FLOOR PLANS	(02) 004B REV A	
Plans	1 BEDROOM FLAT OVER GARAGES ELEVATIONS	(03)001FOG-2	
Plans	2SD BEDROOM SEMI-DETACHED ELEVATIONS	(03)002SD REV A	
Plans	3SD BED SEMI-DETACHED ELEVATIONS	(03)003SD REV A	
Plans	4 BEDROOM HOUSE ELEVATIONS	(03)004 REV A	
Plans	4B BEDROOM HOUSE ELEVATIONS	(03)004B REV A	
Plans	STREETSCENE 1 CUL-DE-SAC	(04)011 REV A	
Plans	DRAINAGE PLAN	SK650 REV 1	
Plans	EXISTING SITE PLAN	(01)001 Rev A	
Plans	site LOCATION PLAN:	(00) 001	
Plans	site LOCATION PLAN	(00) 003	

Plans	EXISTING SITE PLAN	(01) 001	
Plans	Type 4 - 4 Bedroom House Floor Plans	(02) 004	
Plans	Type 4C - 4C Bedroom House Floor Plans	(02) 004C	
Plans	Double Garage Floor Plans & Elevations	(02) 010	
Plans	Linked Garage Plans & Elevations	(02) 011	
Plans	Type 4C - 4 Bedroom House Elevations	(03) 004C	
Plans	SOLAR PANELS ELEVATIONS 1	(03) 011	
Plans	SOLAR PANELS ELEVATIONS 2	(03) 012	
Plans	STREETSCENE 2	(04) 012	
Plans	STREETSCENE 3	(04) 013	
Plans	STREETSCENE 4	(04) 014	
Plans	PROPOSED SITE SECTION 1	(04) 021	
Plans	PROPOSED SITE SECTION 2	(04) 022	
Plans	TREE PROTECTION PLAN	1689-KC-XX-YTREE-TPP01 REV 0	
Plans	FOUL WATER DRAINAGE LAYOUT OPTION 2	26357/SK6001 REV 2	
Supporting Docs	DORMOUSE SURVEY 2022 - 2023 Land at Fronting Brook Hill, Cowfold, West Sussex (May 2023) by The Ecology Partnership		
Supporting Docs	Letter - RE: Response to Natural England by D&M Planning March 2023		
Supporting Docs	AIR QUALITY ASSESSMENT LAND AT BROOK HILL, COWFOLD Final 06 March 2023 by WSP No.: 70106077		
Supporting Docs	Update Preliminary Ecological Appraisal Land at Fronting Brook Hill, Cowfold, West Sussex (January 2023) by The Ecology Partnership		

Supporting Docs	Reptile Survey 2022 Land at Fronting Brook Hill, Cowfold, West Sussex (January 2023) by The Ecology Partnership		
Supporting Docs	Bat Activity Surveys Report Land at Fronting Brook Hill, Cowfold, West Sussex (December 2022) by The Ecology Partnership		
Supporting Docs	Dormouse Survey 2022 Land at Fronting Brook Hill, Cowfold, West Sussex (JANUARY 2023) by The Ecology Partnership		
Supporting Docs	Great Crested Newt eDNA Testing - Land to the west of Brook Hill 29/07/2022 by The Ecology Partnership		
Supporting Docs	PHASE 1 DESK STUDY Site LAND AT BROOK HILL, COWFOLD, WEST SUSSEX RH13 8AH (December 2022) Report Ref Issued 22/12521/GO by ALBURY S.I. LTD Geotechnical and Environmental Consultants		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 31 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 32 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 33 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 34 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 35 by Elmhurst Energy		
Supporting Docs	TRANSPORT STATEMENT 17036HO - Brook Hill, Cowfold 30 SEPTEMBER 2021 by Vision Transport Planning		
Supporting Docs	Update Preliminary Ecological Appraisal Land at Fronting Brook Hill, Cowfold, West Sussex (April 2021) by The Ecology Partnership		

Supporting Docs	Feasibility for Part L1A Compliance and Reduction via on Site Renewable Energy & Low Carbon Technology SEPTEMBER 21, 2021 by Green Heat Ltd		
Supporting Docs	MINERALS RESOURCE ASSESSMENT Brook Hill, Cowfold, Horsham 21st September 2021 26357/Min by Price&Myers		
Supporting Docs	1689-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevB TREE SURVEY AND IMPACT ASSESSMENT for land at Brooks Hills Cowfold West Sussex October 2021 by Keen Consultants		
Supporting Docs	Flood Risk Assessment & Water Neutrality Assessment Brook Hill, Cowfold REV 2 and Appendix A and b 20 September 2022 by Price&Myers (with the exception of the Water Neutrality Assessment)		
Supporting Docs	Flood Risk Assessment & Water Neutrality Assessment Brook Hill, Cowfold REV 2 Appendix C - E 20 September 2022 by Price&Myers (with the exception of the Water Neutrality Assessment)		
Supporting Docs	ECOLOGICAL IMPACT ASSESSMENT Land at Fronting Brook Hill, Cowfold, West Sussex, by The Ecology Partnership (APRIL 2021)		
Supporting Docs	ARCHAEOLOGICAL DESK BASED ASSESSMENT STUDY OF LAND AT BROOK HILL, COWFOLD, WEST SUSSEX August 2021 by DEVELOPMENT ARCHAEOLOGY SERVICES LTD		
Supporting Docs	Dormouse Survey 2019 Land at Fronting Brook Hill, Cowfold, West Sussex (November 2019) by The Ecology Partnership		
Supporting Docs	Update Preliminary Ecological Appraisal (June 2019) Land at Fronting Brook Hill, Cowfold, West Sussex by The Ecology Partnership		

Supporting Docs	Reptile Survey 2019 Land at Fronting Brook Hill, Cowfold, West Sussex by the Ecology Partnership ltd		
Supporting Docs	Landscape and Visual Impact Assessment Land at Brook Hill, Cowfold, West Sussex and Figures 1- 7 by Land Management Services October 2021		
Supporting Docs	Landscape and Visual Impact Assessment Land at Brook Hill, Cowfold, West Sussex Figure 7cont. by Land Management Services October 2021		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 1 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 2 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 3 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 4 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 5 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 6 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 7 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 8 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 9 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 10 by Elmhurst Energy		

Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 11 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 12 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 13 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 14 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 15 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 16 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 17 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 18 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 19 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 20 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 21 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 22 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 26 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 23 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY		

	ASSESSMENT - PLOT 24 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 25 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 27 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 28 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 29 by Elmhurst Energy		
Supporting Docs	PREDICTED ENERGY ASSESSMENT - PLOT 30 by Elmhurst Energy		
Plans	Type 4A - 4 Bedroom House Elevations	(03) 004A	
Plans	Type 4A-4A Bedroom House Floor Plans	(02)004A	

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

2 **Regulatory (Time) Condition**: The development hereby permitted shall be begun before the expiration of three years from the 31-12-2024 (the date of the original planning permission DC/22/1815).

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 the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:

i. Details of site management contact details and responsibilities;
ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
   a. location of site compound,
   b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
   c. site offices (including location, height, size and appearance),
   d. location of site access points for construction vehicles,
   e. location of on-site parking,
   f. locations and details for the provision of wheel washing facilities and dust suppression facilities
iii. 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;
iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

The construction shall thereafter be carried out in accordance with the details and measures approved.

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

4 **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).

5 **Pre-Commencement Condition**: No development shall commence until a scheme for the incidental extraction of the safeguarded mineral resources underlying the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to:

i. an assessment of the extent, volume and practicability for incidental extraction, which shall be based on detailed ground investigations; and,
ii. the methodology for which any identified incidental mineral extraction would be carried out, which shall include a detailed programme/phasing of extraction, the recording and monitoring of any safeguarded resource extracted and details of the proposed destination/use of the mineral.

Reason: To ensure the incidental extraction and recovery of any underlying safeguarded mineral resource, where practicable, in accordance with Policy 24 of the Horsham District Planning Framework and Policy M9 of the West Sussex Joint Minerals Local Plan (JMLP) and the National Planning Policy Framework.

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) and Policy 9 of the Cowfold Neighbourhood Plan (2025).

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) and Policy 9 of the Cowfold Neighbourhood Plan (2025).

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, until the following preliminaries have been completed in the sequence set out below:

i. All trees on the site shown for retention on approved Tree Protection Plan drawing 1689-KC-XX-YTREE-TPP01 Rev 0, 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).
ii. 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.
iii. 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 and to ensure a satisfactory development that is sympathetic to the landscape character of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy 9 of the Cowfold Neighbourhood Plan (2025).

9 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details. 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 Policy 33 of the Horsham District Planning Framework (2015) and Policy 9 of the Cowfold Neighbourhood Plan (2025).

10 **Pre-Commencement Condition**: Any works which will impact the breeding / resting place of Hazel Dormouse shall not 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 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

11 **Pre-Commencement Condition**: No development shall commence until a Biodiversity Enhancement Strategy has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

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

The works shall have regard to the Horsham District Council 'Biodiversity and Green Infrastructure' Planning Advice Note (October 2022). The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

12 **Pre-Commencement Condition**: No works related to external lighting shall commence until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme 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, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

13 **Pre-Commencement Condition**: No development shall commence until a Drainage Strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency, Southern Water and Local Lead Flood Authority. The means of disposal shall be informed by the submitted Flood Risk Assessment (Revision 2, Price & Myers, dated 20th September 2022) and secure an acceptable means of water supply and secure foul water disposal and include a maintenance programme of the facilities to be provided. As part of the details required, a Surface Water Drainage Scheme should be submitted (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development) which should demonstrate how surface water run off would be disposed of with storage calculations to account for the existing pond and proposed new pond. The development shall be fully implemented and subsequently maintained in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development, including groundwater abstraction, does not harm the water environment in line with the National Planning Policy Framework (2024) to ensure the development is properly drained, and to prevent increased risk of flooding, in accordance with Policies 24 and 38 of the Horsham District Planning Framework (2015) and Policy 1 of the Cowfold Neighbourhood Plan (2025).

14 **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) An intrusive site investigation scheme 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.
(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

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).

15 **Pre-commencement (Slab Level) Condition**: Notwithstanding the plans hereby approved, no development above ground floor slab level of any of the buildings hereby permitted shall take place until revision to the house type designs have been submitted to and approved in writing by the local planning authority in consultation with local ward members and works must not be executed other than in complete accordance with these approved details. The revisions shall include architectural detailing to reflect local distinctiveness in relation to roof ridge, hips, valleys, eaves, verges, bargeboards; chimneys; samples or specifications of external materials and surface finishes including walls, windows, roofs and doors.

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 and local distinctiveness in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy 9 of the Cowfold Neighbourhood Plan (2025).

16 **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 remediation scheme required and approved under the provisions of condition 14(b) 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 14(b), 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).

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

i. Details of all existing trees and planting to be retained
ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.

iii. Details of all hard surfacing materials and finishes including surface treatments to differentiate street hierarchy and reduce extent of kerbing.
iv. Detail of re-alignment of plot demarcation of plots 7 and 17 for enhanced landscaping to attenuation pond and mature tree belt
v. Details of all proposed play equipment
vi. Details of any street furniture, including benches, bins, signage etc. vii. Details of all external lighting viii. Details of the design of the attenuation ponds to achieve multi-functional purpose (including gradients, planting, etc)
vii. Details of the design of the pedestrian links to Public Right Of Way 1744, including proposed all-weather surfacing, and illumination.

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: 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) and Policy 9 of the Cowfold Neighbourhood Plan (2025).

18 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy 9 of the Cowfold Neighbourhood Plan (2025).

19 **Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until a 10-year landscape management and maintenance plan for the Public Open Space (as shown on drawing (01)010 Rev D Proposed Site Plan) has been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate public open space compliance to natural and semi-natural greenspace standards (as defined in the HDC Open Space, Sport and Recreation Review (OSR) or equivalent amendment or re-enactment of the same) and full integration of landscape, biodiversity and arboricultural considerations, and include:

i) aims and objectives;
ii) details and design principles of landscape components including the following; seated viewpoint to the High Weald Area of Outstanding Natural Beauty, a pedestrian link to Public Right of Way 1744 via the northwest corner of the open space, circulation paths, interpretation boards, community orchard; naturalised play equipment
iii) details of hard and soft landscape proposals and implementation of the landscape components and aftercare management prescriptions;
iv) details of maintenance operations and their timing;

v) details of the parties / organisations who will maintain and manage the site, including a plan delineating the area(s) that each is to be responsible for; and
vi) a timetable for its implementation.

The public open space laid out in accordance with the approved scheme and 25 year Plan shall be implemented as approved.

Reason: To ensure a satisfactory functional public open space and development that is sympathetic to the landscape and townscape character, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies 5, 6 and 9 of the Cowfold Neighbourhood Plan (2025).

20 **Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until a Landscape and Ecological Management and Maintenance Plan (LEMMP) has be submitted to and approved in writing by the Local Planning Authority. The content of the LEMMP shall include the following:

i. Description and evaluation of features to be managed.
ii. Ecological trends and constraints on site that might influence management.
iii. Aims and objectives of management.
iv. Appropriate management options for achieving aims and objectives.
v. 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
vi. Prescriptions for management actions.
vii. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
viii. Details of the body or organisation responsible for implementation of the plan.
ix. Ongoing monitoring and remedial measures.

The LEMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017, the Wildlife & Countryside Act 1981 and s40 of the NERC Act 2006 (Priority habitats & species).

21 **Pre-Occupation Condition**: No dwelling unit hereby permitted shall be first occupied until provision for the storage of refuse and recycling related to that dwelling unit has been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. The refuse facilities shall thereafter be retained as such for their designated use.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy 16 of the Cowfold Neighbourhood Plan (2025).

22 **Pre-Occupation Condition**: No dwelling unit hereby permitted shall be occupied until covered and secure cycle parking spaces related to that dwelling unit have been provided in accordance with plans and details to be 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 as an alternative travel option to use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policy 16 of the Cowfold Neighbourhood Plan (2025).

23 **Pre-Occupation Condition**: No dwelling unit or the public open space hereby permitted shall be first occupied and/or used until the car parking spaces (including visitor spaces, and garages where applicable), and turning and access facilities related to that dwelling unit and/or public open space have been constructed and made available for use in accordance with details submitted to and approved by the Local Planning Authority. The car parking spaces, turning and access facilities hereby permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking and turning space for the use in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) Policy 16 of the Cowfold Neighbourhood Plan (2025).

24 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the access arrangement serving the development, including stopping up of the existing vehicular access to the site, has been implemented in accordance with the details shown on plan drawing 17036-002 REV B Option one proposed priority junction and associated visibility splays in the TRANSPORT STATEMENT 17036HO - Brook Hill, Cowfold 30 SEPTEMBER 2021 by Vision Transport Planning, and shall be thereafter retained as such.

Reason: In the interest of road safety, and to ensure adequate access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

25 **Pre-Occupation Condition**: No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto the A281 Brook Hill in accordance with the approved drawings in the TRANSPORT STATEMENT 17036HO - Brook Hill, Cowfold 30 SEPTEMBER 2021 by Vision Transport Planning. 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 and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

26 **Pre-Occupation Condition**: Prior to the first occupation or use of any part of the development hereby permitted, a revised scheme of air quality mitigation measures shall have been submitted to and been approved in writing by the Local Planning Authority. The measures shall be to the value of the damage cost in the submitted AIR QUALITY ASSESSMENT LAND AT BROOK HILL, COWFOLD Final 06 March 2023 by WSP No: 70106077, and have regard to the air quality and emissions mitigation guidance for Sussex (2021) or equivalent as amended. The approved scheme of air quality mitigation shall be implemented in accordance with the approved details.

Reason: To mitigate the impact of the development on air quality within the district and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

27 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015) and Policy 1 of the Cowfold Neighbourhood Plan (2025).

28 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until fire hydrant(s) to BS750 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).

29 **Pre-Occupation Condition**: The relevant dwelling unit hereby permitted shall not be occupied unless the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection has been provided to the related dwelling unit.

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 15 of the Cowfold Neighbourhood Plan (2025).

30 **Pre-Occupation Condition**: Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed on the site. The verification report shall be submitted and approved, in writing, by the Local Planning Authority.

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

31 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours of the same day 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)

32 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Dormouse Survey 2022-2023 (The Ecology Partnership, May 2023), Update Preliminary Ecological Appraisal (The Ecology Partnership, January 2023), Reptile Survey (The Ecology Partnership, January 2023), Bat Activity Surveys Report (The Ecology Partnership, December 2022) and Great Crested Newt eDNA Testing (The Ecology Partnership, July 2022). 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species)

33 **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: In order to safeguard the character and visual amenities of the locality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy 9 of the Cowfold Neighbourhood Plan (2025).

34 **Regulatory Condition**: The garages hereby permitted shall be made available for the parking of vehicles and not for other purposes other than incidental to the use of the related dwelling.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policy 16 of the Cowfold Neighbourhood Plan (2025).

35 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).

Note to Applicant
As a Section 73 application, the obligations of the Section 106 Legal Agreement attached to planning permission DC/25/1815 have effect to this planning permission.

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.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

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.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

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.