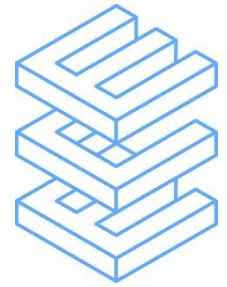


Client	Eastlands Farm Ltd & Hunter Developments Ltd		
Project	P2305i Eastlands Lane, Cowfold		
Document	Proposed Draft Planning Conditions	Revision	
Date	15 June 2026		
Author	C Barker	Checked	C Barker



1. Introduction and Context

- 1.1. This document sets out the suggested **draft** planning conditions submitted on behalf of the Appellant, **Eastlands Farm Ltd & Hunter Developments Ltd**, in support of the accompanying planning appeal to the Planning Inspectorate against the refusal of planning application reference DC/26/0472 by Horsham District Council. The appeal relates to the proposed erection of 9no. dwellings with associated car parking spaces, detached carports, garages and landscaping at Land to the North of Eastlands Lane, Cowfold (the "Site").
- 1.2. Without prejudice to the Appellant's primary case that planning permission should be granted, these draft conditions are provided to assist the Planning Inspector in the event that the appeal is allowed and planning permission is granted. The proposed conditions have been drafted in accordance with the three tests set out in paragraph 57 of the National Planning Policy Framework (NPPF) and the government's Planning Practice Guidance (PPG) - namely, that they are necessary, directly relevant to the development to be permitted and planning, enforceable, precise and reasonable in all other respects.
- 1.3. The Appellant is committed to discussing this schedule with the Local Planning Authority during the course of the appeal with a view to reaching agreement on as many conditions as possible prior to the determination of the appeal.

2. Proposed Draft Planning Conditions

- 2.1. The following conditions are therefore proposed by the appellant for consideration by the Inspector in the event that the appeal is allowed and planning permission is granted. These conditions are presented in a logical order, ranging from standard administrative requirements and pre-commencement triggers to pre-occupation and ongoing operational controls. They have been informed by comments received from Statutory Consultees.
 1. A List of the Approved Plans
 2. Regulatory (Time) Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 3. Prior to the commencement of the development hereby permitted, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
 - i. Risk assessment of potentially damaging construction activities.
 - ii. Identification of "biodiversity protection zones".
 - iii. 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).
 - iv. The location and timing of sensitive works to avoid harm to biodiversity features.
 - v. The times during construction when specialist ecologists need to be

- present on site to oversee works. vi. Responsible persons and lines of communication. vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. viii. Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority
5. 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.
 6. No development shall commence until full details of the proposed low level lighting on Eastlands Lane, have been submitted to and approved by the Local Planning Authority in writing. The approved lighting shall be installed prior to occupation of the.
 7. 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 development shall thereafter be carried out in accordance with the approved details.
 8. 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.
 9. Pre-Commencement (Slab Level) Condition: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details: • Specifications of external materials and surface finishes.
 10. 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 proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details b) Details of all hard surfacing materials and finishes c) Details of all boundary

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

11. Pre-Occupation Condition: No dwelling shall be first occupied until the vehicle parking and turning spaces for that dwelling have been constructed in accordance with the approved plans. These spaces shall thereafter be retained for their designated use.
12. Pre-Occupation Condition: No part of the development shall be first occupied until pedestrian visibility splays have been provided either side of the proposed site vehicular access onto the A281 in accordance with the agreed plans and details.
13. Pre-Occupation Condition: No dwelling hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities for that dwelling have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation of the dwelling hereby permitted and thereafter be retained for use at all times.
14. Regulatory Condition: All works of construction and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.
15. Regulatory Condition: If, during development of any of the dwellings hereby approved, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
16. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR177, or a 'Further Licence') and with the proposals detailed on plan "Land North of Eastlands Lane: Impact plan for great crested newt District Licensing (Version 1)", dated 3 June 2026.

Reason: To ensure that adverse impacts on Great Crested Newts are adequately mitigated and that site works are delivered in full compliance with the Organisational Licence (WML-OR177, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

17. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner, as set out in District Licence WML-OR177 or a 'Further Licence', confirming that all necessary measures regarding Great Crested Newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority, and the authority has provided authorisation for the development to proceed under the district newt licence. The Delivery Partner certificate must be submitted to the planning authority for approval prior to commencement of the development hereby approved.

Reason: To ensure adequate compensation for negative impacts on Great Crested Newts, in accordance with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

18. No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in District Licence WML-OR177 or a 'Further Licence', and in compliance with the following additional requirement: works affecting likely newt hibernacula may only be undertaken during the active period for amphibians.

Reason: To ensure that adverse impacts on Great Crested Newts are adequately mitigated and that site works are delivered in full compliance with the Organisational Licence (WML-OR177, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

19. The development works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (EAS Ltd, December 2025) 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."
20. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) c) d) e) detailed designs or product descriptions to achieve stated objectives; locations of proposed enhancement measures by appropriate maps and plans (where relevant); persons responsible for implementing the enhancement measures; and 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.
21. Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) b) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
22. The dwellings hereby approved shall be designed and constructed to achieve a water efficiency standard of no more than 110 litres per person per day, in accordance with the optional requirement in Regulation 36(2)(b) of Part G of the Building Regulations 2010, or any successor regulation.

Biodiversity Net Gain Condition

23. Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council. This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.