



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1564

Pound Place, Mill Lane, Partridge Green, West Sussex, RH13 8JU

DESCRIPTION:

Demolition of existing barn/outbuilding and lean-to. Construction of a detached dwelling and new driveway.

RELEVANT PLANNING HISTORY:

DC/24/1710	Conversion of barn/outbuilding and attached lean-to into a three-bedroom dwelling utilising existing vehicle access.	Application Permitted on 10.01.2025
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DESCRIPTION OF THE SITE

The application site lies off Mill Lane in Partridge Green and outside the build-up area boundary. The surrounding area is rural in nature, with fields towards the north and sporadic residential development to the south, more concentrated towards Littleworth Lane and down to Partridge Green. The barn/outbuilding is located just to the north of Pound Place, accessed via a long, private driveway off Mill Lane.

DESCRIPTION OF THE APPLICATION

The application seeks the demolition of the existing barn/outbuilding and lean-to and the construction of a detached dwelling and new driveway. The existing barn/outbuilding is of a brick/block construction with a pitched tiled roof, and a lean-to add on to the rear (north) elevation. The building was originally constructed as a stable building, but more recently has been used for storage purposes in relation to Pound Place.

The application seeks consent to demolish this existing building and to erect a two-storey three-bedroom dwellinghouse. The dwellinghouse would be orientated north-south with a hipped roof and driveway / parking to the front (east) of the site.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 35 - Strategic Policy: Climate Change

Policy 40 - Sustainable Transport
Policy 41 - Parking

West Grinstead Neighbourhood Plan (2019-2031)

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five-year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, with the supply currently calculated as being 1.7 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Arboriculture: (Final Comments) No concerns. The plan has been reasonably amended to show the extent of ground protection now proposed, conditions recommended.

HDC Environmental Health: Comment, conditions recommended.

NatureSpace: The applicant has joined the District Licensing scheme, conditions recommended.

Ecology Consultant: (Final Comments) No objection, conditions recommended.

Southern Water: Insufficient information provided.

West Sussex Fire and Rescue: Comment: -

The nearest fire hydrant for the supply of water for firefighting is 285-metres away, 110-metres further than the 175-metre distance required for a domestic premises. If an alternative water supply for firefighting is to be considered it will need to confirm with the details identified in Approved Document-B (AD-B) Volume 1:B5 section 14 and agreed with West Sussex Fire and Rescue Service.

This is a significant change from a barn to a dwelling house with no supply of water for firefighting available within the required distance, that increase the risk to life and property in the event of a fire incident occurring; information the owner may not be aware of that could affect their insurance premiums if water for firefighting is not provided.

WSCC Highways: The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations:

One representation was received, objecting to the proposal for the following reasons: -

- This application represents a material change from what was previously presented, and would increase the degree of built form, at this countryside-edge location and contributes to a step-change towards a more suburban character.
- The site currently reads as part of the countryside edge, where mature trees and boundary vegetation provide rural character, wildlife habitat, and important screening between built form and open land. The proposed loss of established vegetation and associated domestication would weaken the soft transition between settlement and countryside.
- This kind of piecemeal change is how the countryside edge is incrementally eroded, each application makes the next one easier, until the original character is entirely lost.
- Tree loss is occurring in and around the site over time, with individual removals cumulatively adding up to a material change in character. Once mature screening is removed, the impacts are immediate, while any replacement planting, however well intentioned, cannot replicate the same landscape function for many years.
- Some of the established trees on and adjacent to the site are long-standing features that underpin both the rural setting and local biodiversity. Their removal would be disproportionate in a countryside location and would also undermine the effectiveness of existing nature corridors used by bats and other nocturnal wildlife compounding harm from additional lighting and domestic activity.
- Risk of impact on protected species (including great crested newts and bats) and their habitats, particularly through vegetation loss, ground disturbance, and domestic lighting. This matters because the existing treed boundaries and darker rural conditions are part of what currently protects local wildlife and, critically, maintains the character of the area.

Parish Comments:

West Grinstead Parish Council: Object. The recent decision to delegate this area as countryside means that this application falls outside of the secondary settlement boundary (see application DC/24/1888) and would therefore constitute development in the countryside. The Parish Council also consider the scale and massing of this proposed property to be too great

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

The site benefits from planning permission for conversion of the existing building on the site into a three-bedroom dwellinghouse, ref: DC/24/1710. This permission remains extant and capable of being implemented. The current application proposes the demolition of this building and the erection of a new build dwellinghouse on the site. The existing permission is considered to have established the principle of residential development on the site, with the key considerations relating to the impact of the replacement building.

Policy 28 of the HDPF relates to replacement dwellings, to which the proposal is akin, and states that they will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling, replacement dwellings will only be supported on a one for one basis (and if it can be demonstrated that the property is not derelict), and that replacement dwellings should not be disproportionate to the size of the existing dwelling.

The proposed dwelling would be sited within the curtilage of the existing residential permission on the site, with the submitted plans indicating that the existing building would be demolished. The proposal would not therefore result in any encroachment into the wider countryside and would not result in a net gain of housing on the site (in comparison to the existing permission). The proposal would represent a significant increase in scale and massing on the site, and this would arguably be disproportionate to the existing. The impact of this is considered further below.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

The proposed dwelling would be appreciably greater in scale and mass than the existing building, which has permission to be converted to a dwelling. The building would though be wholly contained within the existing, predominately well-screened boundaries and set back from Mill Lane. As a result, the dwelling would not be particularly visible from the street or public vantage points, including rights of way to the east of the site, due to the distances involved and the related screening. In principle, it is not therefore considered that the presence of a larger building would result in any adverse impact on landscape character or visual amenity.

The proposed dwelling is of a design and form which would be appropriate to the rural setting, and given the increase in scale and mass would not appear intrusive or unduly dominant it is considered that although disproportionate (to the existing building) no adverse visual or landscape impacts would

arise. The development is considered appropriate within the semi-rural setting and would sit comfortably within the application site.

There are a number of high value amenity trees surrounding the site. The proposal originally sought to establish a new access road separate from the original access, this would follow the route of the disused agricultural track, along which oaks and outgrown hedging have established and grown. The trees are considered to be worthy of retention and their loss would have had a harmful urbanising impact on the current landscape setting.

Following these comments, the scheme has been amended, and the existing access would now be utilised, with less impact on the existing trees on the site. The plan has been amended to show the extent of ground protection now proposed, and the Council's Arboriculturalist has raised no concerns. Conditions are recommended to ensure the retention and protection of trees, with a further condition requiring details of a landscaping scheme.

Overall, the proposal is therefore considered to be of a design, form and scale which is appropriate to the existing character and appearance of the area, and which would not harm the character and appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The proposed dwelling is 41m away from the existing residential dwelling, Pound Place, and excluding the existing dwelling on site, there are no nearby residential amenity that would be impacted by the proposed conversion of the existing building. The dwelling would utilise the existing access road and this would remain in use. It is therefore considered that the proposal would be in accordance with the above policy.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The proposed dwelling would accommodate the parking of two vehicles on existing hardstanding. The site would utilise the existing access road from Mill Lane. The site plan indicates two parking spaces, which is considered an appropriate provision for a three-bedroom dwelling. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. However, there does appear to be enough space for an additional car parking space to meet the parking provision, as well as cycle parking. There was no objection from WSCC Highways, with the site situated in a semi-rural area within walking/cycle distance of local services and amenities. The site also benefits from public transport, with regular buses available from Mill Lane. It is therefore considered that the proposal would be in accordance with the above policies.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The Ecological Assessment concluded that the buildings are deemed to be of negligible ecological value. There are considered to be no adverse impacts as a result of the works. Enhancements to the area of woodland to the north, through underplanting to create a new shrub layer will enhance its value, leading to an overall improvement. Ecology initially required further information on bats due to the

potential of numerous trees to support roosting bats. The Applicant's Ecologist confirmed that the scheme had been modified and as such, no works would be undertaken on the trees. Following this, Ecology was satisfied that the mitigation measures should be secured by condition, and there are no objections on ecological matters.

The application site falls within the red Impact Risk Zone for great crested newts and is located approximately 20m from a pond. Nature Space highlighted that there are recent positive eDNA records within 70m, the surrounding landscape and the nature of the proposed development, so it is recommended that a licence is obtained to undertake works. The applicant is advised by Nature Space to obtain a licence to undertake works. The applicant has provided the certificate to confirm they have joined the District Licencing Scheme; this is considered acceptable.

Overall, subject to the recommended conditions it is considered that the proposal would not result in any adverse impacts on protected species or habitat.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Contamination:

Environmental Health were consulted and commented that commercial and agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery equipment fuels or other chemicals. In accordance with the recommendations of the Planning Practice Guidance, information is required in the form of a Preliminary Risk Assessment to

ensure the site can be made safe and suitable for residential development. A suitably worded condition is attached to the permission.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions: -

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- Electric vehicle charging points

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

In this case, the development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide (Zone 1)	260m2	245m2	15m2
	Total Gain		15m2
	Total Demolition		245m2

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

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

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

- 3 **Pre-Commencement Condition:** No new-build 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. The development shall be carried out in accordance with the approved scheme.

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).

- 4 **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:

- (a) All trees on the site shown for retention on the approved 'Tree Protection Plan.2' (Sht-4), as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- (b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- (c) 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 Policy 33 of the Horsham District Planning Framework (2015).

- 5 **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).

- 6 **Pre-Commencement (Slab Level) Condition:** 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) 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, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 7 **Pre-Commencement (Slab Level) Condition:** No new-build 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: 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 a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a

minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

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).

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the side or rear garden of the dwelling. The facilities shall thereafter be retained for use at all times. 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 in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 11 **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 use). 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).

- 12 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved plans. The parking, turning and access facilities shall be retained as such thereafter.

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

- 13 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works 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
- (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 dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

- 14 **Post-Occupation Condition:** Upon the occupation of the dwelling hereby permitted all buildings other than those shown on drawing no. FE10 B shall cease to be used for any purpose whatsoever. Within a period of 3 months thereafter such buildings shall be demolished (including the removal of foundations) and all materials arising from such demolition removed from the site.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment / Method Statement dated 22.12.2025.

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

- 16 **Regulatory Condition:** All mitigation measures and / or works shall be carried out in accordance with the details contained in the Ecological Assessment (Derek Finnie Associates, September 2025).

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

- 17 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 18 **Regulatory Condition:** 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 "Pound Place: Impact plan for great crested newt District Licensing (Version 1)" dated 21st April 2026 (and with

"NatureSpace pond impacts avoidance measures for 'unimpacted' waterbodies" (November 2025)).

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure 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 **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).

NOTE TO APPLICANT

It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

NOTE TO APPLICANT

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR177, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.

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/25/1564

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Response to Ecology	NONE	16.10.2025
Location & Block plan		FE10 REV B	19.11.2025
Floor plan	Existing	EX01	29.09.2025
Elevation plan	Existing	EX02	29.09.2025
Floor plan	Proposed Ground	FE11 REV B	29.09.2025
Floor plan	Proposed First	FE12 REV B	29.09.2025
Elevation plan	Proposed	FE13 REV A	29.09.2025
Supporting Docs	Cover Letter	24/160	29.09.2025
Supporting Docs		Appendices 2 - 3	29.09.2025
Supporting Statement	Arboricultural	NONE 2	22.12.2025

Design & Access Statement		NONE	29.09.2025
Supporting Docs		Appendix 1	29.09.2025
Supporting Statement	Ecological Assessment	DFA25075	29.09.2025
Tree plan	Tree Protection Plan.2	Sht-4	22.12.2025
Tree plan	Survey	Sht-3	29.09.2025
Supporting Docs	Tree Survey Spreadsheet	NONE 2	22.12.2025
Supporting Docs	BNG Metric Calculation Tool	NONE	29.09.2025
Supporting Statement	BNG Statement	DFTHK/PP/NA01	20.10.2025
Supporting Docs	GCN Impact Map	NONE V01	22.04.2026
Supporting Docs	NSP GCN Certificate	NONE	22.04.2026

DELEGATED

Authorising Officer sign/initial

Guy Everest

Date: 24.06.2026