



PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 2nd June 2026

DEVELOPMENT: Erection of a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin.

SITE: Bellway Homes Development Site, Wooddale Lane, Billingshurst, West Sussex

WARD: Billingshurst

APPLICATION: DC/26/0049

APPLICANT: **Name:** Miss F Whiles **Address:** 1st Floor Regent House, 1-3 Queensway, Redhill, RH1 1QT

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

RECOMMENDATION: To approve temporary planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

- 1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The proposal is for a temporary sales cabin with associated access and parking and landscaping, located on land on the east side of Hilland Road and south of Dadswell Drive in Billingshurst. The site sits to the west of the consented residential development site at Land at Duckmoor Farm (DC/20/2607 and DC/24/0768), to which the sales cabin relates.
- 1.3 The temporary period applied for is from the date of permission up to September 2028. The single storey sales cabin would be set back from the edge of Hilland Road with a footprint of approximately 6.4m² and height of 3.18m. Its elevations would be finished predominately in anthracite slatted composite cladding with a flat prefabricated roof finish. The sales area will operate 7 days per week from 10am to 5pm. No CCTV is intended unless future safety issues lead to its requirement. A submitted Reinstatement Plan details how the land will be restored following expiry of the temporary permission.
- 1.4 The proposal involves a new temporary pedestrian and vehicular access to be provided off Hilland Road to serve the sales cabin and its associated 6 no. space car park, with pedestrian

access then into the wider development and show home to the east via a path. External bollards will light the car park. The dropped kerb access off Hilland Road will be removed following expiry of the temporary permission.

- 1.5 A backlit fascia sign is proposed to the cabin frontage. Inside the cabin will be ceiling lights only. Lighting will be timed to be switched on only 1 hour before opening and 1 hour past closing of the sales cabin.
- 1.6 The proposal includes landscaping the area to the rear and side of the cabin, with privacy screening measures for neighbours (trellis with climbers and close boarded fencing) and retention of existing and new additional planting on the site.
- 1.7 The application is supported by a suite of co-ordinating plans and documents, including Arboricultural Method Statement, proposed landscaping, ecological assessment, and Biodiversity Net Gain.

Amendments:

- 1.8 Following Officer negotiations and in response to representations made on the application, the amount of signage on the site has been reduced and a window nearest the existing neighbour removed. The Biodiversity Net Gain offer has been updated with refinement of the calculated statutory metric to achieve the minimum 10% net gain for this proposal, without impinging the previously secured biodiversity net gain delivery on the adjacent Duckmoor development to the east.

DESCRIPTION OF THE SITE

- 1.9 The application site is approximately 0.09ha and comprises predominately grassed roadside land with wildflower area and hedgerow along Hilland Road, which is the spinal road serving the surrounding 475 dwelling development known as Land East of Billingshurst.
- 1.10 The site is south of rear gardens of three properties along Dadswell Drive, (which represents residential housing parcel H7 of the 475-dwelling strategic development), with the sales cabin located some 8.5m to 12m distance from these properties. The site is within the bat sustenance zone (Impact Risk Zone) for The Mens Special Area of Conservation.

2 INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 – Strategic Policy: Strategic Development
Policy 3 – Strategic Policy: Development Hierarchy
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles
Policy 37 - Sustainable Construction
Policy 41 - Parking

Billingshurst Neighbourhood Plan (2019-2031):

Policy BILL 1 Billingshurst built-up area boundary
Policy BILL 3: Energy Efficiency and Design

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

Strategic Policy 1: Sustainable Development
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking

Parish Design Statement: Billingshurst Parish Design Statement

Planning Advice Notes:

Shaping Development in Horsham (SDPAN)
Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/20/2607 (APP/Z3825/W/21 /3283823)	Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.	Allowed at Appeal 18.01.2023
DC/24/0768	Reserved matters application for the erection of 83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping.	Permitted 29.11.2024
DISC/25/0010	Approval of details reserved by condition 7 (Ecological Mitigation and Enhancement Strategy) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access)	Permitted 29.01.2025
DISC/25/0252	Approval of details reserved by condition 5 (Construction Environmental Management Plan) (initial works - enabling / site preparation works ONLY) to outline planning application DC/20/2607 (83 no. residential units, landscaping, access, parking and associated infrastructure).	Permitted 07.11.2025
DISC/25/0257	Approval of details reserved by condition 22 (Biodiversity Net Gain) to approved application DC/20/2607 (83 residential units, landscape, access, parking and associated infrastructure)	Permitted 17.10.2025

3 OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses and representations 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 horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications.

INTERNAL CONSULTATIONS

- 3.2 **HDC Tree Officer:** No Objection
[Summary] the submitted Arboricultural Impact Assessment and Method Statement is satisfactory. No root protection areas will be encroached. Loss of section of G3 (Blackthorn hedgerow) to facilitate the development can be compensated for within the site boundaries. Condition to secure the Arboricultural Impact Assessment and Method Statement recommended.
- 3.3 **HDC Ecologist (Biodiversity Net Gain):** No Objection
[Summary] Baseline and post-habitat mapping amendments actioned. Comments to discharge deemed biodiversity gain condition outstanding. Conditions recommended to secure BNG delivery for 30 years, including its restoration after the temporary development ceases; a Habitat Management and Monitoring Plan (HMMP), a Temporary Works Schedule, and restoration of land.
- 3.4 **HDC Landscape Architect:** No Objection
[Summary] Satisfied with amended information and raise no objection.

OUTSIDE AGENCIES

- 3.5 **Ecology Consultant:** No Objection
[Summary] No severance to flight lines of foraging or commuting bats from the SAC and habitat connectivity within the site maintained. Appropriate and sufficient measures proposed to protect Hazel Dormouse and reptiles within Ecological Assessment. Recommend conditions to secure mitigation measures within Ecological Assessment, a Hazel Dormouse Precautionary Working Method Statement, a Biodiversity Enhancement Strategy, and a wildlife sensitive lighting design scheme.
- 3.6 **Natural England (Bats):** No comment.
[Summary] Refer to Standing Advice
- 3.7 **WSCC Highways:** No Objection
Do 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 and no transport grounds to resist. Recommend conditions on access and car parking space and an informative on vehicle crossover – minor highway works.

PUBLIC CONSULTATIONS

- 3.8 Representations:
12 representations in objection received from 9 separate addresses, on the following grounds:
- Overdevelopment, especially for such a short period of time. Queries on time limit for restoration of site. Not an appropriate location for show home – not associated with Amblehurst Green but on their land (managed area).
 - Design is eyesore and impact to residential amenity, privacy and noise. Request temporary privacy screen to Dadswell Drive gardens and fence in place while G3

hedgerow is reinstated and maturing so the temporary access is removed as soon as longer needed

- Signage excessive and will block light and view, especially in view of unconsented billboards, and noise from flags. Request floodlighting hours controls.
- Queries on CCTV and operating hours. Potential issues between residents and property maintenance company again.
- Loss of wildlife and vegetation.
- Impact to local highway and safety through on road parking and increased construction traffic. Removal of dropped kerb onto Hilland Road unclear.
- Queries on drainage connections and digging foundations (on top of high voltage power cable).
- History of non-compliance and potential it occurs here. Raised compliance issues/complaints on mud, vehicle parking, obstructing roadway, stacked portacabins.

3.9 Parish Comments:

Billingshurst Parish Council: No Objection.

3.10 Member Comments:

None received

4 **HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS**

4.1 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.

4.2 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.

5 **HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER**

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6 **PLANNING ASSESSMENTS**

6.1 The main issues are the principle of the development in the location and the effect of the development on:

- The character of the area and the visual amenities of the street scene
- The amenities of the occupiers of neighbouring/adjoining properties
- The existing parking and traffic conditions in the area
- Trees and Ecology and Biodiversity, in particular bats

Principle of Development:

6.2 The application site falls within the extended Built-up Area Boundary to Billingshurst as set out within Policy 1 of the Billingshurst Neighbourhood Plan (BNP). The principle of development is therefore supported by Policy 3 of the HDPF and Policy 1 of the BNP which seek to focus development to within defined Built Up Area Boundaries.

- 6.3 The site forms part of the general natural and semi-natural green space for the adjacent Land East of Billingshurst development, with reserved matters for this landscaping having been granted under application DC/14/2536. As per the approved plans, the site comprises mainly grassland scrub and has non-mature trees within it.
- 6.4 The use of the site for a sales cabin would be contrary to the current use of land as secured under the above planning permission. However, given its temporary nature there is suitable justification here to allow for the proposal, provided the land is restored to its former condition after. The sales cabin is intrinsically linked with the implementation of the adjacent approved housing development and therefore would not set a precedent for the permanent development of this land for other uses. On this basis the proposal is acceptable in principle.

Design and Appearance and Trees:

- 6.5 The completed East of Billingshurst strategic development site of some 475 homes has introduced contemporary built form to the eastern edge of Billingshurst, changing the rural character of the site locality. Further change will occur once the Duckmoor consented scheme is completed.
- 6.6 The proposal is for a temporary period after which time the sales cabin will be removed and the land reinstated to its previous condition. Whilst the building will be of a different scale and form to the house types in the wider development and would be visible from Hilland Road, its exterior material palette would be viewed in the backdrop and adjacency context of a modern housing estate. As visual respite to the new temporary car park (to be constructed of appropriate finish) and vehicular access, the site will be suitably landscaped.
- 6.7 A small section of Blackthorn hedgerow along the eastern boundary will be removed to facilitate the sales cabin proposals and to provide pedestrian access between the sales cabin and the Duckmoor consented development. The hedgerow loss will be compensated for within the application site boundaries with a new native hedge along the site's northern boundary, and further planting around the proposed car park which would include a new tree also. Having reviewed the proposals the HDC Tree Officer raises no objection. The hedgerow will be reinstated in accordance with the submitted reinstatement plan. No other trees would be impacted.
- 6.8 Given the above, the proposals are an acceptable design and will not result in adverse visual or landscape impacts, and the proposal complies with HDPF Policy 33.

Residential Amenity:

- 6.9 The sales cabin building will be single storey with a flat roof and due to its distance and orientation to existing/proposed neighbouring properties, will not result in adverse overlooking, overbearing, loss of light or sense of enclosure to neighbouring residents. The properties to the north are separated by 1.8m close boarded fencing which prevents direct overlooking, whilst the proposals seek to improve the young hedge along the same boundary. Further fencing is proposed within the site that will also help minimise any potential amenity impacts.
- 6.10 In terms of noise and general disturbance it is intended for the sales cabin to be open 10:00-17:00 7 days per week. Given the typical business hours of use proposed, and that the purpose of the cabin is to provide information regarding the development, mostly by appointment, it is judged levels of activity/noise during its operation (including the car park) will be limited and will not result in amenity harm.
- 6.11 A standard construction working hours condition is recommended to avoid adverse impacts on amenities during the construction phase. Also recommended is a condition requiring

details of external lighting to be submitted for approval to ensure that any lighting does not adversely impact on neighbour amenity.

- 6.12 It is therefore considered that, subject to these conditions, the proposal will not result in adverse impacts on the amenity of neighbouring residents in compliance with the requirements of HDPF Policy 33.

Highways Impacts:

- 6.13 The proposal accords with the local highway provision standards for the parking demand of this type of proposal, thereby minimising any potential for on-street parking overspill. The WSCC Highways Team have raised no objection to the proposal's use of the temporary vehicular and pedestrian access in relation to visibility and safety, and the car park design allows for vehicles to turn on site and exit onto the public highway in forward gear. On highway matters, the proposal is therefore considered acceptable in compliance with the NPPF and HDPF Policy 40.

Ecology:

- 6.14 The application is supported by an Ecological Assessment which evidences bat foraging and commuting habitat is largely restricted to the boundary hedgerow and that to mitigate any impact from the proposed development, bat boxes are proposed to be installed in the retained hedgerow. A sensitive lighting scheme is also proposed to help mitigate impact on bats. The Council's consultant Ecologist supports these measures and is satisfied that subject to the proposed mitigation measures secured by condition, the proposed development will not impact on bats, with no resultant Adverse Effect on the Integrity of The Mens Special Area of Conservation (with a Habitat Regulations Appropriate Assessment having been completed accordingly, following Natural England's Standing Advice).
- 6.15 The applicant's Ecological Assessment also sets out mitigation and enhancement measures for potential impacts to Hazel Dormice and Reptiles, measures which are also sufficient to ensure no impacts will result from the proposed development. The mitigation measures include clearance at a suitable time of year to avoid harm to any reptiles, and the removal of the short section of hedgerow under a dormice license from Natural England. The enhancement measures include bird and bat boxes, enhancement of the grassland on the site, creation of log piles, and the improvement to the hedgerow along the northern site boundary. The recommended enhancements are to be secured by planning conditions. The Ecological Assessment identifies a lack of suitable water bodies in the vicinity of the site to support Great Crested Newts, therefore no further conditions on this matter are required.
- 6.16 Subject to these conditions being imposed, the proposal complies with the requirements of the NPPF and Policy 31 of the HDPF.

Biodiversity Net Gain (BNG):

- 6.17 Despite a temporary planning permission being sought, the proposals are not exempt from the statutory requirement to achieve a 10% BNG. Therefore, if granted the temporary permission would be subject to the statutory condition that development may not be begun unless a Biodiversity Gain Plan is approved by the planning authority.
- 6.18 Given the temporary nature of the development, and likely damage to habitats resulting from future demolition works to return the site to its former condition, and the fact that there is partial overlap of the application site area with the adjacent Duckmoor development site, which is subject to its own BNG requirement, it is the Council's view that a S106 legal agreement to secure BNG for this permission in this instance is not practical.

- 6.19 To ensure BNG is delivered and maintained for 30 years following the removal of the temporary buildings and hardstanding, a Habitat Management and Maintenance Plan condition, a condition to restore the whole grassland area to other neutral grassland in moderate condition (to match the surroundings), and a condition to submit a timetable of the temporary works are recommended by the Council's BNG Ecologist.
- 6.20 Adopting this approach will ensure the BNG for the adjacent Duckmoor permitted scheme (to which there is BNG overlap) will also still be met by year 30, so the proposal complies with the legal requirements of BNG, and the NPPF and HDPF Policy 31.

Water Neutrality:

- 6.21 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.
- 6.22 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.
- 6.23 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.
- 6.24 Officers have undertaken a Habitat Regulations Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development (2,447.2 litres per day, based on 40l/p/d per employee multiplied by the OffPAT employment density), alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.
- 6.25 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.

Other Matters:

Drainage and Flood Risk and Climate Change:

- 6.26 The application site is not identified as being an area at risk of flooding. Whilst no details of foul and surface water drainage have been provided, given the scale of the development and its proximity to existing infrastructure it is considered that this can be suitably managed via condition without impingement to the drainage infrastructure servicing the wider residential development. The sales cabin is a modern building with respective energy performance, in support of local plan policies. Therefore, proposals are considered compliant with the NPPF and relevant development plan policies in this regard.

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.

Conclusions:

- 6.27 The application relates to the creation of a temporary sales cabin and is intrinsically linked with the implementation of the adjacent approved housing development at Duckmoor. Further, the site for the sales cabin falls within the Built-up Area Boundary of Billingshurst where the principle of development is acceptable under Policy 3 of the HDPF and Policy 1 of the BNP.
- 6.28 Visual and townscape character impacts would arise from the siting of the cabin on land purposed for amenity and landscaping within the wider strategic development Land East of Billingshurst (475 homes), therefore this development is acceptable on the basis of those impacts being short lived and not permanent, and subject to conditions requiring the land restored once the temporary period of permission applied for has ceased.
- 6.29 For the reasons as set out in the preceding paragraphs of this report regarding all other relevant economic, social, and environmental matters, including biodiversity/ecology, residential amenity and highway matters, and material considerations under national and local planning policy, the development proposals are considered by Officers to be acceptable. Therefore, this application is recommended for approval.

7 RECOMMENDATIONS

- 7.1 To grant temporary planning permission, subject to the following conditions listed below.

Conditions:

- 1. **Approved Plans**
- 2. **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 3. **Temporary time permission:** The sales cabin building and associated works including hardstanding and access shall be removed and stopped up, the use of the land permanently discontinued, and the land restored by no later than 31 December 2028. The restoration of the land shall be to 'other neutral grassland habitat in moderate condition' (as per the UKHab v2.01 classification system and statutory biodiversity net gain condition assessment criteria (v1.0.2)) with individual tree planting as detailed on the approved Detailed Planting Plan Sales Area Reinstatement Plan (Allen Pyke dated 29.04.2026, drawing no. 3360-APA-ZZ-XX-PP-L-2008 Rev P03).

Reason: The proposed development is not considered satisfactory as a permanent development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4. **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. 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).

5. **Pre-commencement Condition:** The development hereby permitted shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:
- a non-technical summary;
 - the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - the planned habitat creation and enhancement work to create or improve habitat to achieve the biodiversity net gain; together with a timetable of its provision;
 - the management measures to maintain habitat identified in the HMMP for a period of 30 years from the completion of development;
 - the monitoring methodology and frequency in respect of the created and/or enhanced habitat(s); and
 - the contingencies and/or remedial actions necessary in response to common risks, and the trigger for these where the results of the monitoring show that the aims and objectives of the HMMP are not being met;

has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

6. **Pre-Commencement Condition:** The development hereby permitted shall not commence until a Temporary Works Schedule has been submitted to and approved by the Local Planning Authority. The schedule must identify the timing, description and arrangement of all proposed works across the construction, operation and demolition phases, a timetable for reinstatement, and the responsible person(s) or organisation for managing these actions.

Reason: To ensure the development temporary work schedule aligns with the objectives within the approved HMMP and delivers a biodiversity net gain on site in compliance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

7. **Pre-Commencement Condition:** The development hereby permitted shall not commence until a Hazel Dormouse Precautionary Working Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall contain precautionary mitigation measures and/or works to reduce potential impacts to Hazel Dormouse during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015).

8. **Pre-Commencement (above slab work):** No development above ground floor slab level shall commence until a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, has been 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 Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015).

9. **Pre-Occupation Condition:** No part of the development shall be first occupied until the car parking and vehicular access facilities serving it have been constructed and made available for use in accordance with approved plans. These spaces shall thereafter be retained at all times for their designated purpose.

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

10. **Pre-Occupation Condition** Prior to the building hereby approved being brought into use a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall have been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b. show how and where any 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, as well as will not disturb neighbouring residents.

The lighting design strategy shall also be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light to safeguard residential amenities and shall have been designed by a suitably qualified person in accordance with the recommendations

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To safeguard the amenities of the site and surrounds and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in the interests of the amenity and character of the area in accordance with policies 31, 32, and 33 of the Horsham District Planning Framework (2015).

11. **Regulatory Condition** No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

12. **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment [2266-KC-CA-YTREE-Impact Assessment-RevB, Received 12th March 2026] and Arboricultural Method Statement [2480-KC-CA-YTREE-MethodStatement-RevB, Received 12th March 2026].

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).

13. **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment (Ecology Solutions, 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.”

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015).

14. **Regulatory Condition:** The sales cabin hereby permitted shall not be open for customer trade or business except between the hours of 10:00am and 17:00pm of the same day every day and the site shall be unoccupied and unlit except between the hours of 09:00am and 18:00pm of the same day every day.

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

Biodiversity Net Gain Condition

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

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

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

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

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

Statutory exemptions and transitional arrangements

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

Irreplaceable habitat

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

NOTE TO APPLICANT

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage. Additional information about the licence application process can be found at the following web page: <https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-andlicences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-orvehicle-crossovers-for-driveways/>

8. USE OF AI

8.1 This report has not been prepared with the support of artificial intelligence tools.