Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1010
The Doubles, Lordings Lane, West Chiltington, West Sussex, RH20 2QU

DESCRIPTION:

Construction of detached dwelling with attached garage.

RELEVANT PLANNING HISTORY:

WC/83/64	Site for dwelling Comment: Outline (From old Planning History)	Application 03.02.1965	Permitted on
WC/106/73	Erection of 4 dwellings & garages Comment: Outline (From old Planning History)	Application 11.01.1974	Permitted on
WC/107/73	Erection of 3 dwellings Comment: Outline (From old Planning History)	Application 11.01.1974	Permitted on
WC/9/74	Erection of dwelling without complying with condition 6 of wc/106/73 Comment: Outline (From old Planning History)	Application 15.03.1974	Permitted on
WC/44/75	Detached bungalow & garage (From old Planning History)	Application 09.01.1976	Permitted on
DC/05/2233	Single-storey side extension and detached carport	Application 01.11.2005	Refused on
DC/06/1283	Single-storey side extension and detached carport	Application 18.07.2006	Permitted on
DC/08/0767	Amendment to previously approved application DC/06/1283 to alter the roof shape of the approved detached carport from hip ends to gable ends	Application 22.05.2008	Permitted on

DESCRIPTION OF THE SITE

The application site is located to the south of Lordings Lane, outside of any designated built-up area. The site is located within the built-up area boundary of West Chiltington Common.

The application site is located within a relatively dense residential area characterised by a mix of dwellings and plot sizes. The dwellings comprise single and two storey detached dwellings set within a mix of plots, with most dwellings set back from the public highway.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the erection of a detached two storey dwelling and attached garage.

The proposed dwelling would be positioned within the established amenity space of The Doubles, and would be located forward of this dwelling but in closer proximity to the road. The proposal would be oriented to face east, and would comprise a two storey dwelling incorporating pitched roof dormers and

a single storey hipped roof projection. The proposal would be finished in facing brick, plain clay tile hanging, and plain clay tiles to the roof.

The proposed dwelling would be accessed from the existing access track and would incorporate an area of hardstanding to the front that would provide 1no. parking space. Private amenity space would be provided to the north and south of the dwelling.

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 3 - Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
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 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

West Chiltington Neighbourhood Plan 2016 to 2032:
Policy H1 – Allocation of Land for Housing
Policy H2 – Quality of Design
Policy H3 – Housing Mix
Policy H4 – Housing Density
Policy H6 – Windfall Sites

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-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 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use

Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 Arboricultural Officer: Comment

The site appears to have become somewhat denuded of trees over the past 5 – 10 years. The remaining trees within the site and close to the SW boundary make a positive contribution to the verdant, mature character of the area. The relationship of remaining, retained mature trees to the proposed new dwelling and associated condensed amenity area is relatively tight and will foreseeably place future pressure on the trees for lopping/removal due to issues of recreational pressures/nuisance and shade etc. However, there is minimally sufficient space to build the house and associated earth retaining structures/hard landscaping and still protect the trees from direct harm to their key root protection areas.

The submitted AIA recognises that some crown pruning of the nearest oak to the North will be required to enable scaffold erection and construction.

The position of the mature off-site oak to the SW will be a significant constraint on direct light to the property during the mid afternoon which creates pressure to lop/remove in the short to medium term, post habitation.

HDC Environmental Health: Comment

Recommend conditions should the application be approved

Natural England: No Objection

In order to mitigate the adverse effects and make the development acceptable, the delivery, management and maintenance of any measures identified in the Applicant's Water Neutrality Statement to ensure that the proposed development will not result in increased levels of abstraction within the Sussex North Water Supply Zone shall be secured.

Natural England (Subsequent Standing Advice): 2021 Position Statement on Water Neutrality Withdrawn

On 31st October 2025, we wrote to the relevant local authorities to formally withdraw this Position Statement on the basis that a package of measures has been agreed which ensures no adverse effect on the integrity of the Arun Valley designated sites, without the need for development to demonstrate neutrality.

Note that your authority, as competent authority, feels that further information is required before you can be satisfied that the agreed package of measures can be sufficiently secured and effective in practice, namely the formal amendment of Southern Water's abstraction licence by the Environment Agency. Therefore, in the interim period, your authority has proposed to continue undertaking appropriate assessments and to utilise the demand capacity generated by Southern Water's efficiency savings originally planned to be used by the Sussex North Water Certification Scheme (SNWCS) to conclude no adverse effect on integrity.

Natural England advises the package of measures agreed with Southern Water, Natural England and the Environment Agency removes the risk of a likely significant effect. However, acknowledge that your authority has proposed an alternative approach.

Natural England has previously reviewed and agreed the Southern Water efficiency savings figures (3.24Ml/day) and are satisfied that they are reliable. Therefore, if consulted on future planning applications which seek to benefit from these efficiency savings, Natural England will not raise an objection on the basis of adverse effect risk.

Southern Water: Comment

Recommend condition requiring submission of details relating to means of foul/surface water drainage disposal.

WSCC Highways: Comment

The site is located on Lordings Lane, which is a privately maintained road. Access to the publicly maintainable highway for vehicles, takes place at an established point of access with Haglands Lane, which is a D-classified road subject to a 30mph speed limit. There appear no proposed alterations to the existing accesses.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents at the access point with Haglands Lane. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given that the private road serves a number of other dwellings, the addition of a single dwelling is not anticipated to result in a material intensification of use onto Haglands Lane or Smock Alley to the south east.

The proposed parking provision for the new dwelling will provide 2 external parking spaces and a single garage. The LHA advise that the proposed garage falls slightly short of the WSCC minimum dimensions of 3m x 6m (which allows space for cycle parking to also be included within the garage) and that garage spaces only count towards 0.5 of a parking provision. It is considered however that smaller vehicles may be able to make use of the garage although a separate secure and covered cycle parking provision may need to be provided. The WSCC parking demand calculator outlines that 3 vehicular parking spaces would be sufficient to serve a dwelling of this size in this location.

The LHA advise that the vehicle and cycle parking provisions are sealed via planning condition alongside any approval of this proposal.

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.

PUBLIC CONSULTATIONS:

Representations:

5 letters of Objection have been received from 3 separate addresses, and these can be summarised as follows:

- Height of the development is out of scale with any of the other adjacent properties
- Larger footprint than adjacent dwelling
- Overdevelopment
- Size of roof and overbearing impact
- Loss of trees
- Loss of privacy and overlooking
- Impact on desirability of location
- Impact on infrastructure
- Value of property

1 letter neither objecting or supporting the application was submitted which referred to the private lane and requested a condition requiring coverage of costs should the Lane be damaged and requiring that the Lane is not obstructed.

Parish Comments:

West Chiltington Parish Council: Objection

- Loss of privacy and general amenity due to the ridge height and window placement of the proposed dwelling
- Gross overdevelopment of the plot
- Drastic damage to the open, leafy street scene
- Design is not in keeping with the surroundings, nor compliant with the Parish Design Statement and draft Neighbourhood Plan
- Style and size of the dwelling does not contribute to the Parih's identified housing need

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:

Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy.

The application site is located within the built-up area of West Chiltington, which is categorised as a Medium Village within the settlement hierarchy. These settlements have a moderate level of services and facilities and community network, together with some access to public transport. These settlements provide some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.

The principle of residential development on the site is considered acceptable in principle, subject to all other material considerations as discussed 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. Proposal 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 application site comprises part of the residential garden serving The Doubles, Lordings Lane. The site is located on a sweeping corner of Haglands Lane, with the boundary defined by mature trees and shrubs. The wider surroundings carry a verdant character defined by trees, shrubs, and hedges, where these play an important role in defining the rural character of the locality.

The land slopes to the south, with the application site slightly raised above Haglands Lane, and the dwelling known as The Doubles raised above the application site. The neighbouring properties are located on a similar ground level to the application site, with the existing boundary trees and hedging sheltering direct views of the site from public vantage points.

It is noted that a number of objections have been received raising concerns with overdevelopment of the plot, the scale and height of the development, footprint of the dwelling, impact on the character of the locality, and the loss of trees.

It is recognised that there are a range of plot sizes within the locality, and while the proposal would be smaller than many within the surroundings, it would be comparable to Greenway Cottage to the east and the dwellings of Nightingales to the west. The proposed subdivision to form the new plot would not therefore be considered out of character with the build pattern of the settlement. The proposed dwelling is considered to sit comfortably within the plot, with sufficient amenity space proposed to the north and south.

The proposed dwelling would extend over two storeys and would incorporate a hipped roof with pitched dormers to each elevation. The proposal would be finished in facing brick and tile hanging to the elevations, with plain clay tile to the roof. The proposed design of the dwelling is considered to relate sympathetically to the local area, utilising built features and form that appropriately reflects the wider surroundings.

Due to the sloped nature of the site, the dwelling would be cut into the ground, and set on a lower ground level than the adjacent dwelling known as The Doubles. The ridgeline of the proposed dwelling would sit below The Lordings, albeit that the proposed dwelling would extend over two storeys, in contrast to the adjacent dwelling which is single storey in nature. While concerns have been raised regarding the height of the development, particularly given its forward siting, it is noted that the proposal would reflect the irregular build pattern of the locality. It is not therefore considered that the subdivision of the plot, in the manner proposed, would be out of character with the wider surroundings.

The existing boundary landscaping would be retained, where this would offer some visual mitigation. Although it is recognised that such soft landscaping cannot be relied upon to make development acceptable, retention of this natural feature would ensure that the verdant character of the street scene and locality is maintained and would limit the intervisibility of the development.

It is recognised that the locality is defined by an eclectic mix of dwellings, all of which vary in size, design, and form. It is considered that the proposed dwelling would sit comfortably within this setting, where the development would be of a scale, form, and design that would relate sympathetically to the character and visual appearance of the wider built form. The proposal would therefore comply with the above planning 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 contributes 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 would be positioned centrally within the plot, with adjacent residential properties located to the south, east and west. While these would be located in relatively close proximity, the

proposed dwelling has been designed with limited openings to the first floor, with acceptable distances maintained between the dwellings. It is not therefore considered that the proposal would result in an unacceptable degree of overlooking or loss of privacy. In addition, the proposal would be sited to reduce overbearing impact and loss of light.

For these reasons, the proposed development is not considered to result in unacceptable harm to the amenities of neighbouring properties or users of land, in accordance with the above policies.

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 utilise the existing access serving The Lordings, with an area of hardstanding provided to serve access to the integral garage and 1no. parking space.

Following consultation with WSCC Highways, it is not anticipated that the addition of a single dwelling would result in a material intensification in use of the access. It is not therefore considered that the proposal would result in harm to the function and safety of the public highway.

The West Sussex Residential Parking for New Development outlines that a total of 2.2 spaces would be required to serve the development. While acknowledged that the proposed integral garage would be slightly smaller than standard, it is considered that a smaller vehicle could utilise the garage for parking. This would however only contribute 0.5 parking spaces to the development. The proposal would result in an undersupply of off-road parking spaces, but given the location of the site within the built-up area, it is considered that sustainable modes of transport would be available. It is not therefore considered that the undersupply of parking would have a significant adverse effect to justify a reason for refusal.

On the balance of these considerations, the proposal is considered to accord with the above policies.

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.

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.

Should the proposed development be considered acceptable, the following measures to build resilience to climate change and reduce carbon emissions will be secured by condition:

- 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) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

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

Conclusions:

The application site is located within the built-up area boundary of West Chiltington, where the presumption in favour of sustainable development applies. The proposed development would contribute to the identified housing need within the District and would provide some small economic benefits. The principle of development is therefore considered acceptable.

The proposed development is considered to be of a design, scale and form that would relate sympathetically to the locality and would be sit comfortably within the context of the site and surroundings. The proposal has been designed to limit impact on the amenity of nearby residential properties, and is considered to result in harm to the function and safety of the public highway. The proposal, with mitigation, would result in no likely significant effect on the protected Arun Valley sites.

For these reasons, the proposed development is considered acceptable, in accordance with all relevant local and national planning policies.

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	180.96	0	180.96
		Total Gain	**180.96**
		Total Demolition	**0**

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 development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

(a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)

(b) the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and 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-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 details as shown on plan reference NJA019-PL01 REV P2 and shall be thereafter retained as such.

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).

6 **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 for that

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).

7 **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).

8 **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 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).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been 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).

10 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on plan reference NJA019-PL01 REV P2 unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

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

12 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment and Preliminary Method Statement by MDJ Arboricultural Consultancy Limited dated 03.09.2025..

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).

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/25/1010

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Layout plan	Initial Overlay Plan	MDJAC-BS25133-IOP-01	18.06.2025
Tree plan	Tree Constraints Plan (TCP)	MDJAC-BS25133-TCP-01	18.06.2025
Supporting Statement	Tree Survey Schedule by MDJ Arboricultural Consultancy Limited dated 01.04.2025	MDJAC-BS25133-TSS-01	18.06.2025
Location & Block plan	Plans and Elevations	NJA019 - PL01 REV P2	16.07.2025
Supporting Docs	Arboricultural Impact Assessment and Preliminary Method Statement by MDJ Arboricultural Consultancy Limited dated 03.09.2025	MDJAC-BS25133-AIAPMS-01	18.06.2025

DELEGATED

Case Officer sign/initial Tamara Dale Date: 18.10.2025

Authorising Officer sign/initial RHERMITAGE Date: 05.12.2025