



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0619

Former Allotment Gardens, Stopham Road, Pulborough, West Sussex,

DESCRIPTION:

Removal of Conditions 15 and 16 of previously approved application DC/22/0661 (Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix) relating to water neutrality and to remove the requirement to provide the station car park prior to occupation of the dwellings.

RELEVANT PLANNING HISTORY:

DC/22/0661	Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix.	Application Permitted on 02.06.2025
DISC/21/0052	Discharge of planning obligation to approved application DC/16/0728, in relation to Schedule 2, Part 5, Item 1	Application Permitted on 25.05.2021
DC/21/1535	Variation of Conditions 3 and 5 of previously approved application DC/16/0728 (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road), to enable the development (including drainage works) to commence not more than six months prior to the details of the proposed access being agreed to and approved in writing by the Local Planning Authority.	Application Permitted on 26.10.2021
DISC/21/0217	Approval of details reserved by conditions 7, 8, 9, 10 (car park only), 11 (car park only) and 12 to approved application DC/21/1535	Application Permitted on 28.10.2021
DISC/21/0252	Approval of details reserved by condition 6 to approved application DC/21/1535	Application Permitted on 09.11.2021
DC/22/0527	Application Reference Number: DC/16/0728 of Decision: 12/08/2018	Date on

Condition Number(s): 1. Approved plans

Conditions(s) Removal:

	Minor changes to the consented scheme are proposed as part of this application comprising changes to site fencing, a revised mix of proposed accommodation and changes required to ensure compliance, buildability, and ease of maintenance. N/A	
S106/22/0010	Variation of S106 agreement relating to DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the tenure mix of proposed accommodation to provide for 100% affordable housing including replacement of all shared ownership dwellings with social rented dwellings.	Application Permitted on 23.06.2026
DISC/23/0130	Approval of details reserved by condition 10 and 11 to approved application DC/16/0728 (as amended by DC/21/1535).	Application Refused on 05.12.2024
DC/22/0661	Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix.	Application Permitted on 02.06.2025
DC/16/0728	Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road.	Application Permitted on 12.11.2018

DESCRIPTION OF THE SITE

The application site lies partially within the built-up area boundary of Pulborough, with the proposed station car park falling within and the rest falling outside.

The site slopes to the south, towards the river Arun on the opposite side of Stopham Road. The boundary with the South Down Nation Park lies approximately 138m to the west. To the north lies a listed signal box and a field which slopes to farm buildings and approximately 400m north-west of the site lies an archaeological notification area.

The site is set at a higher level than Stopham Road, with the levels difference being most pronounced to the eastern end of the site. No.1 and 2 Railway Cottages have a retaining wall setting them at a higher level than Stopham Road. This difference in levels continues along the southern boundary of the site to the west of the railway cottage, with a steep incline leading up to the application site.

DESCRIPTION OF THE APPLICATION

Planning permission DC/16/0728 (as amended by DC/21/1535 and DC/22/0661) granted consent for the erection of 23 dwellings and six flats on this application site, along with a 106-space car park to serve Pulborough station all served by a new access from Stopham Road. DC/22/0661 varied the site layout and dwellings as well as amending the housing tenure to provide 100% affordable housing which has since been further varied within the accompanying S106 legal agreement (S106/22/0010 refers).

The report for DC/22/0661 confirms technical commencement of the development took place in November 2021.

This report seeks to remove condition 15 (water neutrality) and condition 16 (timed condition for the delivery of the station car park prior to first residential occupation).

Condition 15:

Following the formal withdrawal of the Natural England Position Statement on 31st October 2025, the applicant seeks the removal of Condition 15 which requires the scheme to be in full accordance with the submitted Water Neutrality Assessment.

Pre-Occupation Condition: *The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (SRE for MH Architects Ltd, dated 19 Dec 2024 (on behalf of Stonewater)). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.*

Reason: *To ensure the development is water neutral 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).*

Condition 16:

Part of the works proposed under DC/16/0728 and later variations include the provision of works to provide a 106-space car park for the adjacent railway station. These car park works also included the provision of a step-free access to the station's northbound platform. The applicant is seeking to remove condition 16 to allow the dwellings to be occupied before the car park has been completed as their evidence indicates that there is no longer the capacity need for an additional station car park. The car park would remain part of the approved proposal but with no timetable for its delivery.

Pre-Occupation Condition: *No dwelling hereby permitted shall be occupied until the 106 space car park hereby permitted has been completed and is open to the public for use.*

Reason: *In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have been contrary to the provisions of the Development Plan and in order to provide additional parking to serve the railway station in accordance with Policy 41 of the Horsham District Planning Framework (Adopted November 2015).*

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 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Pulborough Neighbourhood Plan (2025)

Policy 1: A Spatial Plan for the Parish
Policy 13: Community Facilities
Policy 15: Design
Policy 16: Water Neutrality

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 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 16: Protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:

Warnham Parish Design Statement

Planning Advice Notes:

Shaping Development in Horsham

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:

OUTSIDE AGENCIES

WSCC Highways: No Objection

[Summary] No objections to the removal/amendments of either condition.

WSCC Fire: Comment

[Summary] Seeking the securing of fire hydrants by condition

Network Rail: Objection

Network Rail have confirmed they do not consider the car park itself necessary; however, the associated works to enable the delivery of step free access and improved road access are necessary. On the grounds a removal would result in the loss of the associated works Network Rail have objected.

PUBLIC CONSULTATIONS

Representations:

Six (6) letters of Objection have been received from six (6) addresses, objecting to the application on the following grounds:

- Design
- Highways, access and parking
- Overdevelopment
- The proposal quality has degraded over time.
- The station car park and highway improvements will not take place unless it is required prior to occupation.
- The area under the bridge floods and work needs to take place to resolve this.
- The view from the South Downs, Park Farm and the WWII bunker will be severely impaired.
- Loss of general amenity.
- The development was granted based on the car park and step free access.
- The proposal should show how the drains will be improved not connected to, the crossing construction would be a clear time to resolve issues for pedestrians.
- Landscape report has not considered the impacts fully.
- Pulborough Society requested the application go before planning committee.
- Agreement the demand for parking is reduced.

Pulborough Parish Council: Objection
[Summary]

The Council considers that the revised plans, engineering details and supporting information introduce material changes to the approved development including amendments relating to drainage, transport, ecology, lighting, landscaping and the step-free access arrangements for the Railway Station. Taken together, these changes appear to result in a scheme that differs significantly from that originally approved.

The Council remains concerned about the sustainability implications of the development, including increased areas of hardstanding, potential impacts on surface water drainage and flood risk, increased light pollution, and the potential for greater reliance on private vehicle use associated with the proposed 106-space car park.

The Council considers that the revised evidence should be independently verified and that confirmation should be obtained from Natural England that the amended proposals remain compliant with Habitat Regulations requirements and continue to avoid adverse impacts on the Arun Valley SAC, SPA and Ramsar sites.

The Council also notes that the updated transport and ecological information differ from that previously assessed and may affect the validity of the original conclusions regarding highway impacts, biodiversity and environmental effects. In addition, revisions to lighting, boundary treatments and site layout may result in increased visual intrusion and impacts on neighbouring residential amenity.

Given the extent of the changes proposed, the Council considers that insufficient evidence has been provided to demonstrate that Conditions 15 and 16 can be satisfactorily discharged. Furthermore, the cumulative effect of the amendments raises questions as to whether the revised scheme remains consistent with the development originally granted planning permission.

For these reasons, Pulborough Parish Council objects to the application and requests that Horsham District Council does not discharge condition 16 until the revised proposals have been fully reassessed, all necessary consultations have been undertaken, and compliance with relevant planning, environmental and habitat protection requirements has been clearly demonstrated.

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

The National Planning Policy Framework 2024 and relevant Planning Practice Guidance (updated) states within the Flexible Options for Planning Permissions chapter (March 2014), that an application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. While a consent under S73 of the Act would create a separate planning permission for the site, the government PPG guidance is clear that only those matters to be amended are to be considered.

It is not the function nor the purpose of a section 73 consent to revisit the principle of a development.

Material Planning Consideration - 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.

It is noted that public representations have raised concerns about the evidence for the proposals impacts on the Arun Valley SAC, SPA and Ramsar sites. 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. A new condition securing the site complies with the 110 litres per person per day requirement as set out by the building regulations G2 has been added.

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.

For the above reasons the removal of condition 15 is considered acceptable.

Material Consideration – Car Park Provision

As background, planning permission DC/16/0728 was granted by the Council's Planning Committee contrary to officer recommendation, with the delivery of a number of highway works on Stopham Road, the delivery of the 106-space station car park, and step-free access to the northbound platform being key material benefits that were judged to justify the grant of planning permission as a departure from the development plan. The highway works to Stopham Road remain embedded within the planning permission and would not be altered under this application. Since the grant of planning permission the site has been purchased by Stonewater and is now to be delivered as a 100% affordable housing development, as granted under subsequent amendment consents. In the intervening years patterns of commuting have changed such that Stonewater now no longer consider it necessary to deliver the car park prior to 1st residential occupation, as currently secured under condition 16.

The submitted information includes a report on rail car park demand at Pulborough Station and concludes that additional capacity at the station is not required as current capacity is sufficient to accommodate rail demand into the future. This has been part informed by changing travel patterns post-Covid. The Local Highways Authority have not raised objection to removing the delivery trigger for the car park itself, nor have Network Rail. Given the lack of evidence a car park is now required and the lack of objection from the Local Highways Authority the Officers do not consider it necessary or reasonable to retain the requirement that the car park is provided prior to first occupation of a dwelling. Importantly, the planning permission would still grant consent for the car park, meaning that it could be delivered in future without the need for a new planning permission, should Network Rail so wish.

It is important to note that the planning permission included a new ramped access to the northbound platform embedded within the car park proposals. The plans for this ramped access are included in the car park details discharged under condition 5. Both the car park, its access from the residential estate road, and the step-free access fall on Network Rail (NR) owned land. Whilst NR have confirmed that they no longer consider the early delivery of the car park itself to be necessary, they nevertheless state that the associated works to enable the delivery of the step-free access to the northbound platform and improved road access are necessary. Therefore, on the grounds that the removal of condition 16 would result in the loss of these associated works, NR have objected.

Officers understand that passengers with mobility difficulties are currently unable to access the northbound platform and therefore have to travel to Billingshurst Station instead. This is clearly an undesirable situation and in the general interest of equality it is important that this deficiency is addressed. This factored heavily into the Committee's resolution to grant planning permission in 2016, and remains material to this current application.

Given the above Officers determine that condition 16 should instead be varied to remove the requirement to provide the car park prior to 1st residential occupation, but retain a requirement that the developer provides the step-free access to the northbound platform and associated access (including access to the listed signal box) within a timetable to be agreed with NR. Condition 16 is therefore to be amended as follows:

16) Pre-Occupation Condition: *No more than 20 dwellings shall be occupied until details of the step-free northbound access ramp and the access road, turning area and drop-off area necessary to serve the step-free northbound access ramp have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for delivery in consultation with Network Rail, and shall include provision for access to the listed signal box and details of hard and soft landscaping. The step-free northbound access ramp and the access road, turning area and drop-off area necessary to serve the step-free northbound access ramp, access to the listed signal box and details of hard and soft landscaping shall thereafter be delivered in accordance with the agreed details and timetable.*

Reason: In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have been contrary to the provisions of the Development Plan and in order to provide additional parking/access to serve the railway station in accordance with Policy 41 of the Horsham District Planning Framework (Adopted November 2015).

Public representations have raised concerns that a lack of occupation trigger point for the car park would prevent works from being carried out. Concerns have also been raised about flooding, amenity impact, landscape impacts and highways works.

The proposed varied condition would require the Applicant to provide and agree a plan with the Local Planning Authority that sets out the *details of the step-free northbound access ramp and the access road, turning area and drop-off area necessary to serve the step-free northbound access ramp prior to the occupation of 20 dwellings*. The condition also requires the applicant to provide a timetable for its delivery in consultation with Network Rail, including provision for access to the listed signal box. Officers consider the occupation restriction is a suitable trigger point to allow the development to commence whilst the applicants work with NR to agree the details and timetable for the delivery of the required works. It would not be reasonable to require the works to be complete prior to a certain dwelling occupation as the applicant is not in control of when NR would be willing for the works to be carried out on their land.

Turning to matters of other highway provision, as explained above the conditions securing offsite highways works including the works under the Stopham Road Railway Bridge; layby parking in connection with residential occupation of no.1-11 Stopham Road and the erection of bollards and restrictions to avoid verge parking are to remain unaffected by this application.

The proposed revision would not amend the design and appearance of the proposed dwellings.

Public representations have raised concerns that the proposal would result in changes to lighting, boundary treatments and site layout that would result in increased visual intrusion and impacts on neighbouring amenity.

The proposed variation would remove the requirement to provide the carpark by a specified dwelling occupation (but would retain the ability for the car park to come forward at some future point) with all other onsite landscaping conditions to remain as approved under DC/22/0661. The delay and potential non-delivery of the car park is considered by officers to result in a neutral impact on the site's landscaping, including views from the South Downs and the setting of the listed signal box. Condition 18 of DC/22/0661 nevertheless still requires the provision of details of hard and soft landscaping, including the car park, prior to occupation. As the car park may be delivered in future Condition 18 has been varied under this application to remove reference to the car park landscaping, details of which were included and agreed pursuant to condition 5. This will allow the dwellings to come forward separate to the car park.

Other Matters:

A full assessment of the proposal's impact on neighbouring amenity was carried out under the original permission of the application (ref. DC/16/0728). The proposed amendments to the conditions would not result in any unacceptable impacts on amenity.

Application DC/21/1535 secured the provision of a drainage strategy and an implementation table to be agreed with Southern Water under condition 10. DC/21/1535 partially discharged condition 10 to allow for the works to the car park only. Application DC/22/0661 continued to secure details of the drainage strategy and also surface water disposal under condition 9 and 10. This proposal will continue to secure the provision of a drainage strategy and surface water disposal for the development by condition.

Turning to matters of ecology and biodiversity the impact of removing condition 15 has been addressed earlier in this report. The removal of condition 16, given it does not remove the car park from the plans, (simply the trigger point) is not expected to result in additional ecology or biodiversity impact above and beyond that assessed under DC/16/0728. Condition 8 secures compliance with an Ecological Mitigation and Management Plan, requiring any alternative plan to be provided to and approved in writing the Local Planning Authority prior to commencement.

Conclusions:

The Highways Officer raised no concerns about the removal/variation of either condition. Network Rail have raised no concerns over the loss of the car park; however, require the retainment of the step-free access provision.

Condition 15 is to be removed from the conditions list and replaced with a standard condition requiring the dwellings to comply with the Building Regulations optional water standard of 110 litres per person per day. Condition 16 is to be removed and replaced with a condition seeking the provision of details of the step-free northbound access ramp and the access road, turning area and drop-off area necessary to serve the step-free northbound access ramp. The condition will also require a timetable for delivery in consultation with Network Rail and provision for access to the listed signal box.

Given the step-free access provision continues to be secured under the new condition 16 and the lack of objection from the Local Highway Authority for the loss of the car park the proposed removal of conditions is considered acceptable subject to their replacement as set out above.

Recommendation: Application Permitted

Conditions:

1 N/A

- 2 **Pre-Commencement Condition:** No development above ground floor slab level shall commence until the following off-site highways works have been commenced:
- installation of pedestrian controlled traffic signals under the Stopham Road railway bridge in accordance with details to be submitted to and agreed in writing by the LPA.
 - construction of laybys for parking of vehicles in connection with the residential occupation of Nos. 1-11 Stopham Road as shown indicatively on drawing number 1 676-Olc received by the LPA on 24th June 2016
 - erection of bollards and no-waiting restrictions to prevent parking on verges on Stopham Road, the extent of which is shown indicatively on drawing number 1676-Olc received by the LPA on 24th June 2016.

The above off-site highways works shall be completed within one year of the commencement of the works, or before the occupation of the first dwelling, whichever is sooner.

Reason: In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have been contrary to the provisions of the Development Plan and in the interests of highway safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 3 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until the 30mph speed limit zone signage as shown indicatively on drawing number 1676-Olc received by the LPA on 24th June 2016 has been fully installed.

Reason: In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have been contrary to the provisions of the Development Plan and in the interests of highway safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 4 **Pre-Commencement (Slab Level) Condition:** No development, other than drainage works (subject to discharging the relevant conditions), shall commence until the vehicular access serving the development has been constructed in accordance with the approved drawing 1676-02d received by the LPA on 20th June 2016.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 5 **Regulatory Condition:** All car park works shall be carried out and executed in full accordance with the car park specifications including details of layout, surfacing and lighting as approved by the Local Planning Authority under reference DISC/21/0252 unless alternative details have been submitted to and approved in writing, by the Local Planning Authority prior to above-ground works commencing. The car park shall thereafter be retained and maintained as approved.

Reason: In the interest of safety and to provide sufficient parking, in accordance with Policies and 41 of the Horsham District Planning Framework (Adopted November 2015).

- 6 **Regulatory Condition:** The development shall be carried out in accordance with the Construction Environmental Management Plan as approved under DISC/21/0217, unless an alternative Plan has been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development. The approved Plan shall be implemented and adhered to throughout the entire construction period.

Reason: In the interests of highway safety and the amenities of the area and in accordance with Policies 40 and 24 of the Horsham District Planning Framework (Adopted November 2015).

- 7 **Regulatory Condition:** The development shall be carried out in accordance with the Finished Floor Levels as approved under DISC/21/0217, unless alternative floor levels for that phase

have been submitted to, and approved in writing, by the Local Planning Authority prior to commencement of that phase.

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

- 8 **Regulatory Condition:** The development shall be carried out in accordance with the Ecological Mitigation and Management Plan (Arbtech 30.09.2021) as approved by the Local Planning Authority under reference DISC/21/0217 unless an alternative Plan has been submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development.

Reason: To ensure protected species and biodiversity is protected and enhanced in accordance with Policy 31 of the Horsham District Planning Framework (Adopted November 2015).

- 9 **Pre-Commencement Condition:** Development shall not commence until a drainage strategy detailing the proposed means of foul sewerage disposal and an implementation timetable for the residential element of the development proposals has been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure sufficient provision is made for disposal of sewerage from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

- 10 **Pre-Commencement Condition:** Development shall not commence until details of surface water disposal, based on sustainable drainage principles, and a timetable for delivery for the residential element of the development proposals has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The submitted details shall include details of management and maintenance responsibilities for the lifetime of the development. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure sufficient provision is made for disposal of surface water from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

- 11 **Regulatory Condition:** The development shall be carried out in accordance with the strategy for foul sewerage drainage (car park only) approved under reference DISC/21/0217 unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase(s). The approved details shall be fully implemented in accordance with the approved timetable as agreed under DISC/21/0217 and shall thereafter be retained and maintained as approved.

Reason: To ensure sufficient provision is made for disposal of sewerage from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

- 12 **Regulatory Condition:** The development shall be carried out in accordance with the strategy for surface water drainage (car park only) approved under reference DISC/21/0217 unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase(s). The approved details shall be fully implemented in accordance with the approved timetable as agreed under DISC/21/0217 and shall thereafter be retained and maintained as approved.

Reason: To ensure sufficient provision is made for disposal of surface water from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).

- 13 **Regulatory Condition:** The development shall be carried out in accordance with the strategy for dealing with contamination (including the presence of asbestos containing materials) not previously identified and found to be present at the site, as detailed within the Phase II Contamination Report (dated 23.08.2021) approved under DISC/21/0217 detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works in accordance with Policy 24 of the Horsham District Planning Framework (Adopted November 2015).

- 14 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any dwelling shall be commenced unless and until a schedule of materials and finishes and colours to be used for external walls and roofs of the buildings has been submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved details.

Reason: 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)

- 15 N/A

- 16 N/A

- 17 **Pre-Occupation Condition:** No dwelling shall be first occupied until details of all screen walls and/or fences for the development have been submitted to and approved in writing by the Local Planning Authority and no dwelling hereby permitted shall be occupied until such approved screen walls and/or fences associated with it have been erected. Thereafter the screen walls and/or fences shall be retained as approved and maintained in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 18 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied until full details of all hard and soft landscaping works for the residential part of the development have been submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented no later than the first planting season following the first occupation of any part of the development and be completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 19 **Pre-Occupation Condition:** No part of the development shall be first occupied until visibility splays of 2.4 metres by 90 metres to the east and 2.4 metres by 142 metres to the west have been provided at the approved site vehicular access onto Stopham Road in accordance with plans and details to be submitted to and approved, in writing, by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 20 **Pre-Occupation Condition:** No dwelling shall be first occupied until the car parking necessary to serve that dwelling has been constructed in accordance with drawing 001 P8 received by the LPA on 31/05/2022. These spaces, including garages, shall thereafter be retained at all times for the parking of vehicles in connection with the residential use of the dwelling.
- Reason: To provide car-parking space for the use in accordance with Policy 41 of the Horsham District Planning Framework (Adopted November 2015).
- 21 **Pre-Occupation Condition:** No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved, in writing, by the Local Planning Authority.
- Reason: To secure satisfactory standards of access for the proposed development in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).
- 22 **Pre-Occupation Condition:** Prior to the initial occupation of the development hereby permitted, the provision of footways on the A283 Stopham Road, eastwards to Pulborough shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
- Reason: In the interests of highway safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).
- 23 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until dedicated cycle parking to serve that dwelling has been provided in accordance with details, to be submitted to and approved, in writing, by the Local Planning Authority and the facilities so provided shall be thereafter retained solely for that purpose.
- 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).
- 24 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied unless and until provision for the storage of refuse/recycling bins has been made for that dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
- Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 25 **Pre-Occupation Condition:** Prior to their first occupation, each dwelling shall be provided with the necessary infrastructure to enable connection to high-speed broadband internet.
- Reason: To ensure a sustainable development that meets the needs of future occupiers by providing a greater opportunity for home working and a reduction in car-based commuting and to comply with Policy 37 of the Horsham District Planning Framework (2015).
- 26 **Regulatory Condition:** No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.
- Reason: In the interests of biodiversity at the site and adjacent and in the interests of the visual amenities of the locality, in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015)
- 27 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or Orders amending or revoking and re- enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed forward of the principal elevation of any dwelling hereby permitted.

Reason: In order to safeguard the character and visual amenities of the locality and/or highway safety and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 28 **Regulatory Condition:** Notwithstanding the provisions of Article 3(1) of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no development falling within Classes A to E of Part 1 of Schedule 2 to the said Order shall be erected, constructed, or placed within the application site unless planning permission is first granted by the Local Planning Authority.

Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute overdevelopment of the site or will in any other way be detrimental to the character of the locality in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 29 **Regulatory Condition:** No trees, hedges or shrubs on the site, other than those the Local Planning Authority has agreed to be felled as part of this permission, 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 hereby permitted. Any trees, hedges or shrubs on the site, whether within the tree protective areas or not, which die or become damaged during the construction process shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority.

Reason: To ensure the retention and maintenance of trees and vegetation on the site unsuitable for permanent protection by Tree Preservation Order for a limited period, in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 30 **Regulatory Condition:** If contamination, including presence of asbestos containing materials, not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works in accordance with Policy 24 of the Horsham District Planning Framework (Adopted November 2015).

- 31 **Regulatory Condition:** Where the acoustic report reference 14019 received by the LPA on 31st March 2016 has identified any adverse noise impact, a scheme of works to reduce the intrusion of noise shall be drawn up. The scheme shall have regard to the requirements of BS8233:2014 and shall include provision of appropriate alternative ventilation where appropriate. The scheme shall be submitted to and approved in writing by the local planning authority. The scheme as approved by the local planning authority shall be fully installed before the development is occupied.

Reason: In the interests of the amenity of future occupiers of the development, in accordance with Policy 24 of the Horsham District Planning Framework (Adopted November 2015).

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

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), 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).

- 33 **Pre-Occupation Condition:** No more than 20 dwellings shall be occupied until details of the step-free northbound access ramp and the access road, turning area and drop-off area necessary to serve the step-free northbound access ramp have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for delivery in consultation with Network Rail, and shall include provision for access to the listed signal box and details of hard and soft landscaping. The step-free northbound access ramp and the access road, turning area and drop-off area necessary to serve the step-free northbound access ramp, access to the listed signal box and details of hard and soft landscaping shall thereafter be delivered in accordance with the agreed details and timetable.

Reason: In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have been contrary to the provisions of the Development Plan and in order to provide additional parking/access to serve the railway station in accordance with Policy 41 of the Horsham District Planning Framework (Adopted November 2015).

NOTE TO APPLICANT

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/26/0619

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Roof, Floor & Elevations as Proposed - Plot 27-28	005 P9	16.12.2024
Floor plan		013 P9	16.12.2024
Elevation plan	Plots 13-20, as proposed	014 P5	16.12.2024
Elevation & Floor plan	Roof, plots 22-23, as proposed	022 P5	16.12.2024
Section plan	Site Section A as proposed	050 P3	16.12.2024
Section plan	Site Section B proposed	055 P3	16.12.2024
Elevation & Floor plan	Floor Roof and Elevations as proposed - Plots 1-3	003 P5	16.12.2024
Elevation & Floor plan	Floor, Roof & Elevations -Proposed - Plots 4,5,24,25	004 P5	16.12.2024
Elevation & Floor plan	Roof, plots 27-28, as proposed	001 P1	31.03.2022
Elevation & Floor plan	Roof, Floor and Elevations as Proposed - Plots 6-8	006 P5	16.12.2024
Elevation & Floor plan	Roof, floor & Elevations As Proposed - Plots 9, 21, 26	009 P5	16.12.2024

