



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0219

Angell Sand Pit, Washington Road, Storrington, West Sussex,

DESCRIPTION:

Variation of conditions 34 and 35 of previously approved application reference DC/23/2144 (Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19) relating to water neutrality.

RELEVANT PLANNING HISTORY:

DC/25/0572	Non Material Amendment to previously approved application DC/23/2144 (Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19) Amendments to Plots 4, 5 and 6.	Application Refused on 20.05.2025
DC/25/1372	Non Material Amendment to previously approved application DC/23/2144 (Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19) to change external finishes and square off the lower ground / basement of Plot 4 only	Application Permitted on 08.10.2025
DC/22/2121	Non Material Amendment to previously approved application DC/21/0057 (A phased development for the erection of 6no detached houses (of which up to 4no. are to be self-build) with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) Amendments to the Garden Boundaries of Plots 4, 5 and 6 and Amendments to the Fenestration of Plots 5 and 6.	Application Permitted on 30.11.2022
DC/22/1094	Provision of a temporary construction access to the Angell Sandpit site and subsequent alteration and retention as permanent access to Chestnut Cottage.	Application Permitted on 15.11.2022
DC/21/0057	A phased development for the erection of 6no detached houses (of which up to 4no. are to be self-build) with associated landscaping, drainage and	Application Permitted on 24.09.2021

DC/23/2144	access improvements to Heather Way at Angell Sandpit, Storrington Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19.	Application Permitted on 14.08.2024
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DESCRIPTION OF THE SITE

The application site comprises an area of sloping land that comprises a former sand quarry where remediation works have been carried out to infill the site. The site is included in the Storrington, Sullington and Washington Neighbourhood Plan as an allocated site for residential housing development (Policy 2).

The 1.64ha site benefits from full planning permission for the erection of 6 detached dwellings which would comprise 4 x self-build houses and 2 x developer-built houses, taking vehicular access off Heather Lane.

Permission was granted in September 2021 under application reference DC/21/00557, and an amendment was approved under DC/23/2144 in August 2024. The site has substantially commenced and the permission is therefore extant (proof has been provided (including officer site visits and discharge of pre-commencement conditions/ payment of cil).

DESCRIPTION OF THE APPLICATION

This application seeks to remove the water neutrality requirements set under conditions 34 and 35 of DC/23/2144. The conditions are listed below:

- 34 Pre-Occupation Condition The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Technical Note 1: Water Neutrality Statement, by Motion, dated 25th August 2023). No unit 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 unit has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, evidence they meet the required water consumption flow rates, and evidence of the installation and connection of the rainwater harvesting system and appropriate storage tanks to provide a minimum 35 days storage capacity. The installed measures shall be retained and operated as such at all times thereafter.
- 35 Pre-Occupation Condition: No part of the development hereby permitted shall be brought into first use until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the development 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.

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 16 - Strategic Policy: Meeting Local Housing Needs
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 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 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

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
Policy 25: Parking
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
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)

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:

INTERNAL CONSULTATIONS

None Received

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

Storrington and Sullington Parish Council:

Neutral- more information is required.

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

This application seeks to remove the Water Neutrality conditions listed above in the 'Description of Application' section (conditions 34 and 35). The conditions listed relate to the requirement to comply with the submitted water neutrality statement, which involves installation of water efficient fixtures and fittings and rainwater harvesting.

Justification for the removal of conditions

Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advised the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

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'. 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. It is though recognised that Southern Water have separately made significant water savings in 2024/25 through a programme of leakage reduction which 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.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated mains water consumption from this development (some 1,760 litres per day based on 16 occupants at 110lppd), alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day. This is based on all new residential development achieving the Building Regulations Part G Optional Technical Standard of 110 litres per person per day, as required under Policy 37 of the HDPF. An additional condition as listed below, is required to secure this restriction.

37. The dwellings hereby permitted shall not be occupied until optional requirement G2 to the Building Regulations 2010 (as amended) to limit water usage of that dwelling to 110 litres per person per day has been achieved. Water limiting measures to meet this standard shall thereafter be retained.

Natural England has been consulted on this approach of using the 2024/25 Southern Water efficiency savings to offset new development. In response, Natural England have provided standing advice which confirms that they consider the 3,240,000 litres per day of water savings made by Southern Water to be reliable such that they have no objection to his capacity being used to offset development proposals.

Accordingly, 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. The conditions relating to water neutrality and the borehole in particular can now be removed.

Conclusions:

As water neutrality can now be addressed through the strategic measures above, it is acceptable and appropriate to remove the conditions relating to the original method of meeting water neutrality. The conditions attached to DC/23/2144 below have been reattached to this permission, where pre-commencement conditions have been discharged these have been amended accordingly

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
Total Gain			
Total Demolition			

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:

- 1 Plans list
- 2 **Standard Time Condition:** The development hereby permitted must be commenced by the 24th September 2024.

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

- 3 **Regulatory Condition:** The approved phasing details shall be implemented in accordance with the details set out under Appendix NJA/2. The development shall be completed in accordance with the approved details.
- Reason: To ensure the development is carried out in such a way that provides safe and suitable access and takes account of the former use as a landfill site in ensuring that ground stability and remediation works are carried out cohesively across the site, and to comply with Policies 32, 38 and 40 of the Horsham District Planning Framework (2015) and paragraph 170 of the National Planning Policy Framework.
- 4 **Pre-Commencement Condition:** No development shall take place, including any ground works within the site, until the access improvement works along Heather Way have been agreed with the relevant land owner(s) and completed in accordance with the submitted and approved Transport Report [Ref 7053/2.3 dated July 2020]. The works shall provide adequate access for firefighting vehicles and equipment to reach the site in accordance with BS5588 Part B 5 and Part B of the Building Regulations.
- Reason: To ensure that there is adequate provision made for securing a safe and accessible access route to the development site in accordance with Policies 32 and 40 of the Horsham District Planning Framework (2015).
- 5 **Pre-Commencement Condition:** Notwithstanding the temporary construction vehicular access arrangements via Angell Sands, no development shall take place, including any ground works, until the measures set out within the approved Construction Management Plan (Paul Basham Associates Ltd, 020.0844/CMP/5, 26 October 2023) as included at Appendix NJA/3 and the CMP plan [2.09 Rev A] in relation to the temporary construction access, have been implemented, subject to agreement with relevant third parties.
- 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).
- 6 **Regulatory Condition:** The development shall be carried out in accordance with the slab level/ ground level/ datum points provided and approved under DISC/24/0209 on 23.12.2024. The development shall be completed in accordance with the approved details.
- Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 7 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:
- All trees on the site shown for retention on approved drawing numbers [LLD1280-ARBDWG-001 rev 01 and LLD1280-ARB-DWG-002 rev 00, Sheet 01 and Sheet 02], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
 - Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
 - Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until fencing to establish and protect the 20m buffer zone to the adjacent SSSI has been erected in accordance with the approved drawing numbers [LLD1280-ARB-DWG-002 rev 00 Sheet 01, and 6545 100 rev P5]. Once in place, this fencing shall be maintained throughout the development phases across the site.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of a significant feature of nature conservation in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Commencement Condition:** The development shall be carried out in accordance with the Reptile Mitigation Strategy submitted to and approved under DISC/23/0091 (dated 11.05.2023), and all features shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 10 **Regulatory Condition:** The approved Construction Environmental Management Plan: Biodiversity (Lizard Landscape Design and Ecology, 21 November 2023) as included at Appendix NJA/6 of the Supporting Planning Statement (NJA Town Planning Ltd, November 2023) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 11 **Pre-Commencement Condition:** The development shall be carried out in accordance with the drainage strategy, relating to the means of foul and surface water disposal, as submitted and approved under DISC/23/0092 (dated 31.05.2023). As part of the details, no drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority.

Reason: Given the previous use of the land as a landfill this condition is required to ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, and to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015) and paragraph 170 of the National Planning Policy Framework.

- 12 **Regulatory Condition:** The development shall be carried out in accordance with the remediation strategy as submitted and approved under DISC/24/0209 on 23.12.2024

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: The proposed development is on a historic landfill and therefore it is likely that contamination will be present. Remediation and/or mitigation measures are likely to be required to protect mobilising contamination during construction works which risk causing pollution to controlled waters. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015) and in line with paragraph 170 of the National Planning Policy Framework.

- 13 **Regulatory Condition:** The development shall be carried out in accordance with the scheme to deal with the risks from ground instability at the site as submitted and approved under DISC/24/0209 on 23.12.2024.

All work shall be supervised the engineer in accordance with the mechanisms and procedures specified in the approved verification plan and a comprehensive non- technical summary document of the assessments provided and information submitted against (i) to (vi) of this condition. The scheme shall be implemented in accordance with the approved details and mitigation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: Given the previous use of the land as a landfill this condition is required to ensure that the development can be carried out in a way that does not lead to adverse ground instability and to comply with Policy 24 of the Horsham District Planning Framework (2015) and paragraph 179 of the National Planning Policy Framework.

- 14 **Regulatory Condition:** Plots 1,2 and 3 shall be implemented in accordance with the details submitted and approved under DISC/25/0031 on 25.02.2025.
Plots 4, 5 and 6 shall be implemented in accordance with the details submitted and approved under DISC/23/0092 (dated 31.05.2023). All materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until one fire hydrant (to BS 750 standards) or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed in a suitable location to the satisfaction of West Sussex County Council's Fire and Rescue Services. The fire hydrant or stored water supply shall be connected to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting and shall be retained and maintained as such thereafter.

Reason: In the interests of amenity and in accordance with Policies 33 and 39 of the HDPF and in accordance with The F&RS Act 2004

- 16 **Regulatory Condition:** The development shall be carried out in accordance with the details of hard and soft landscaping as submitted and approved under DISC/25/0386 on 25.01.2026.

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

a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

- 17 **Regulatory Condition:** Notwithstanding the locations of the bat boxes, the approved Ecological Enhancement Strategy (Lizard, 21 November 2023) included at Appendix NJA/12 and the soft landscape scheme (LLD3069-LANDWG-200)] shall be adhered to and implemented in accordance with the approved details relative to the relevant phase of the development and shall be retained in that manner thereafter. The bat boxes shall not be sited on true south-facing sides of trees or buildings, with south-east or south-west facing locations chosen. The measures pursuant to each phase shall be implemented prior to first occupation of any dwelling within that phase and shall be retained as such thereafter.

Reason: As these matters are fundamental to enhance the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species)

- 18 **Regulatory Condition:** The development shall be carried out in accordance with the lighting design scheme as submitted and approved under DISC/25/0031 on 25.02.2025.

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 and approved phasing plan for the development. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to enhance the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 19 **Regulatory Condition:** The approved Landscape Management Plan (Lizard, November 2023) as included at Appendix NJA/14 shall be implemented in accordance with the approved details. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

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

- 20 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015) and in line with paragraph 170 of the National Planning Policy Framework

- 21 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. 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).

- 22 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the car parking spaces (including garages where applicable), turning and access facilities necessary to serve it have been constructed and made available for use in accordance with approved drawing numbers [2.01 Rev C, 2.02 Rev B, 2.04 Rev B, 2.07 Rev B, 6545 107 rev P2, 6545 109 rev P4 and 6545 109-01 rev P1]. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 23 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or 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).

- 24 **Pre-Occupation Condition:** No dwelling 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).

- 25 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes 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).

- 26 **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with all mitigation and enhancement measures and/or works contained in the Ecological Impact Statement (Lizard Landscape Design and Ecology, May 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 27 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. 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 and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015) and in line with paragraph 170 of the National Planning Policy Framework.

- 28 **Regulatory Condition:** No piling and or other penetrative methods shall be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: As this development is on a historic landfill there is the potential that any piling activities could mobilise any contamination and risk impacting controlled waters. If the landfill is lined then piling also risks penetrating the liner and so the landfill design should also be considered in the piling risk assessment. To ensure that any proposed piling or other deep foundation does not harm groundwater in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015) and in line with paragraph 170 of the National Planning Policy Framework.

- 29 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning re-enacting that Order no development falling within Classes A, AA, B and E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due the historic, ecological and environmental sensitivities of the site in accordance with Policies 24, 25, 33 and 34 of the Horsham District Planning Framework (2015).

- 30 **Regulatory Condition:** The garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 31 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

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

- 32 **Regulatory Condition:** No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 33 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that approved under Condition 18 (Biodiversity Lighting Details) unless by way of application to the Local Planning Authority.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015), and in order to protect the Dark Night Skies of the adjacent South Downs National Park, as required under paras 174 and 176 of the NPPF (2021).

34 N/A

35 N/A

36 **Regulatory Condition:** The development hereby permitted shall be undertaken in accordance with the approved Construction Management Plan (Paul Basham Associates Ltd, 020.0844/CMP/5, 26 October 2023) as included at Appendix NJA/3, and the CMP plan [2.09 Rev A], and the swept path tracking diagram as submitted and approved under DISC/24/0209 on 23.12.2024.

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).

37. **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).

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/23/2144

(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
Section plan	Sections Through Site	2.11	27.03.2024
Details plan	Tree Constraints Plan - Sheet 02	LLD1280-ARBDWG-001 01	11.01.2021
Details plan	Tree Retention and Protection Plan - sheets 01, 02, 03 and 04	LLD1280-ARBDWG-002 00	11.01.2021
Location plan		001 P2	24.11.2023

Site plan		2.01 REV C	24.11.2023
Floor plan	Plot 1 - Floor Plans	2.02 REV B	27.03.2024
Elevation plan	Plot 1 - Proposed Elevations	2.03 REV B	27.03.2024
Floor plan	Plot 2 - Floor Plans	2.04 REV B	27.03.2024
Elevation plan	Plot 2 - Proposed Elevations	2.05 REV B	27.03.2024
Floor plan	Plot 3 - Floor Plan	2.06 REV A	24.11.2023
Elevation plan	Plot 3 - Proposed Elevations	2.07 REV B	27.03.2024
Layout plan	Comparison Site Plan	2.08 REV A	24.11.2023
Details plan	Construction Management Plan	2.09 REV A	24.11.2023
Location & Block plan		2.10 REV A	24.11.2023
Floor plan	Proposed Plot 1 floor plans and roof	101 REV P2	24.11.2023
Elevation plan	Proposed elevations and sections Plot 1	102 REV P1	24.11.2023
Floor plan	Proposed floor and roof plan Plot 2	103 REV P2	24.11.2023
Elevation plan	Proposed elevations and sections Plot 2	104 REV P2	24.11.2023
Floor plan	Proposed Floor and Roof Plan Plot 4	107 REV P2	24.11.2023
Elevation plan	Proposed Elevations and Sections plot 4	108 REV P2	24.11.2023
Elevation & Floor plan	Proposed Plot 5	109 REV P4	24.11.2023
Elevation & Floor plan	Proposed Plot 5 and 6	109-01 REV P1	24.11.2023
Supporting Docs	Phasing Plan and Programme of Works	Appendix NJA 2	24.11.2023
Supporting Docs	Construction Management Plan	Appendix NJA 3	24.11.2023
Supporting Docs	Technical Note	Appendix NJA 3 020.0844/TN/3	24.11.2023
Supporting Docs	Condition 10 CEMP Biodiversity	Appendix NJA 6	24.11.2023
Supporting Docs	Condition 14 Decision Notice DISC/23/0092	Appendix NJA 10	24.11.2023
Supporting Docs	Ecological Enhancement Strategy	Appendix NJA 12	24.11.2023
Supporting Docs	Landscape Management Plan	Appendix NJA 14	24.11.2023

Plans list for: DC/26/0219

(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		NONE	06.02.2026
Location plan		001 REV P2	06.02.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 02.06.2026

Authorising Officer sign/initial Adrian Smith Date: 03/06/2026