Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0110
Marlpost Meadows , Bonfire Hill, Southwater, West Sussex, RH13 9BU

DESCRIPTION:

Construction of chalet style dwelling with integral garage. Alteration to existing vehicle access and construction of a secondary entrance/access.

RELEVANT PLANNING HISTORY:

DC/20/0052	Installation of 8 x solar PV panels measuring 1.7 m high to south facing pitched roof	Application 18.03.2020	Permitted on
DC/21/1933	Replacement covered way incorporating an open sided rear porch.	Application 27.10.2021	Permitted on
DC/22/0495	Erection of a two storey chalet style detached dwelling.	Application 03.05.2022	Refused on
DC/23/2210	Construction of garage, alteration to access and construction of entrance gates and piers (in association with dwelling permitted under application DC/22/0495).	Application 29.01.2024	Permitted on
DISC/24/0199	Approval of details reserved by condition 3 to approved application DC/22/0495	Application 13.11.2024	Permitted on

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 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 14 - Shop Fronts and Advertisements
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes
Policy 18 - Retirement Housing and Specialist Care
Policy 19 - Park Homes and Residential Caravan Sites
Policy 20 - Rural Workers Accommodation
Policy 21 - Strategic Policy: Gypsy and Traveller Sites Allocations
Policy 22 - Gypsy and Traveller Sites

Policy 23 - Strategic Policy: Gypsy and Traveller Accommodation
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 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 29 - Equestrian Development
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 37 - Sustainable Construction
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

Southwater Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNP1 – Core Principles
SNP2 – Proposals for Residential Development
SNP9 – Home Standards
SNP14 – Adequate Supply of Car Parking
SNP16 – Design

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

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

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

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 4: Horsham Town
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
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 22: Shop Fronts and Advertisements
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 26: Gatwick Airport Safeguarding
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 33: Equestrian Development
Strategic Policy 34: Tourism Facilities and Visitor Accommodation
Strategic Policy 35: Town Centre Hierarchy and Sequential Approach
Strategic Policy 36: Town Centre Uses
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Policy 41: Rural Exception Homes
Policy 42: Retirement Housing and Specialist Care
Strategic Policy 43: Gypsies and Travellers
Policy 44: Rural Workers Accommodation
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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

HDC Conservation: *No Objection*

HDC Environmental Health:

Conditions recommended regarding proposed rainwater harvesting scheme, construction phase and external lighting.

OUTSIDE AGENCIES

Natural England: *No Objection - Subject To Appropriate Mitigation Being Secured*

The delivery, management and maintenance of any measures identified in the applicant's water neutrality statement that are required to ensure that the proposed development will not result in increased levels of abstraction within the Sussex North Water Supply Zone.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Southern Water: *No Objection*

WSCC Highways: *No Objection*

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

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

None received

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 is for the construction of a chalet style dwelling with integral garage. Alteration to existing vehicle access and construction of a secondary entrance/access at Marlpost Meadows, Bonfire Hill, Southwater, West Sussex.

The application site contains a detached two-storey dwellinghouse, Marlpost Meadows, and associated land and outbuildings, located on the south side of Bonfire Hill, and is a corner plot with Marlpost Road to the west. This site is a spacious plot located in a rural countryside location outside of any built up area boundary. A pond is located at the far western most portion of the plot. The wider surroundings

are predominantly rural with sporadic residential development present. The BUAB of Southwater is approx. 0.6 miles to the east. Grade II listed buildings are located at Marlpost Farm to the south, and Swains to the northeast. The existing dwelling has two vehicle accesses to an in/out driveway from Bonfire Hill which runs along the front (north) boundary of the dwelling. Boundary treatment with the highway to the front (north) and west of the property consisting of thick high mature hedging screening the site from public views. High security gates are located at each of the two vehicle accesses to Bonfire Hill.

Previous application DC/22/0495 (Erection of a two storey chalet style detached dwelling) was refused on 03/05/2025 for issues pertaining to the suitability in location and water neutrality. The application was appealed to Planning Inspectorate under APP/Z3825/W/22/3303603 which allowed the application subject to water minimisation being implemented at Marlpost Meadows itself. This was enacted under DISC/24/0199 and was permitted 13/11/2024.

Principle of Development:

The application site is located outside of a designated built-up area boundary and is therefore within a countryside location.

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The application site is situated outside of any of the defined settlements as categorised under Policy 3 of the HDPF, and therefore is considered to be in a countryside location in policy terms.

Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.

Paragraph 79 of the NPPF states that "to promote development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."

Paragraph 80 of the NPPF continues that "planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
c) the development would re-use redundant or disused buildings and enhance its immediate setting;
d) the development would involve the subdivision of an existing residential dwelling; or
e) the design is of exceptional quality, in that it:
    i. is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area

The term "isolated" is not defined within the National Planning Policy Framework, but case law has confirmed that it should be given its ordinary objective meaning of remote and far away from other places, buildings and people, and separate or remote from a settlement, services, and facilities. The application site is located amongst a small cluster of existing residential dwellings and given is not "isolated" in its truest sense. The site would though be highly dependent upon vehicles to access necessary services, with opportunities for walking into the nearest settlement of Southwater limited by the lack of any street lighting of pavements.

Southwater Neighbourhood Plan - SNP1 'Core Principles', and SNP2 'Proposals for Residential Development' seek to positively support and encourage residential development within the (defined) built-up boundary of the Parish rather than outside of built up areas in the countryside. As detailed above, the application site is located outside any built up area boundary and does not form part of an allocated site within the SNP.

Previously, DC/22/0495 was partially refused for being considered to be in conflict with the spatial strategy for the district and reasoned to be an unsustainable location with the countryside. This reason for refusal is laid out below:

1. *The proposed development would be sited within an unsustainable location in the countryside, outside of a defined built-up area boundary, and on a site not allocated for housing development within the Horsham District Planning Framework, or a made Neighbourhood Plan. Furthermore, the proposed development is not essential to its countryside location. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2021) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015) and Policy SNP1 of the Southwater Neighbourhood Plan (2019-2031).*

The decision was then appealed under APP/Z3825/W/22/3303603. The Inspector assessed the issues relating to the refusal, including the sustainability of location and thus the principle of development. The Inspector acknowledged that the proposal would be in contradiction with Policy 4 and 26 of the HDPF as laid out. However, the Inspector cited that there is "*limited weight to the conflict with HDPF Policy 26 in respect of development outside of built-up area boundaries*". This is due to the housing shortfall, with the Inspector subsequently noting that the boundaries in respect of this being outdated. As such, the Inspector also reasoned that the location of the proposed was sustainable owing to the existing dwelling onsite and that "*it would qualify as previously developed land under the definition set out in Annex 2 of the Framework*". The Inspector further commented that "[t]*he site has reasonably good accessibility to services and facilities within Southwater, despite its location outside of the built-up area*". The Inspector concluded that the proposed site "*would therefore constitute a sustainable form of development in terms of the Framework, and this would be a material consideration sufficient to outweigh the conflict with the development plan arising from the location of the development outside of settlement boundaries*".

This previous appeal decision is a material consideration of significant weight. The planning policy context has not substantially changed since this decision, where the conclusions of the Inspector remain relevant. The principle of development is therefore considered to have been established by the previous appeal decision.

Design and Appearance:

Paragraph 135 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming

and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

SNP14 requires that developments that cause a reduction in parking provision are required to show that alternate parking provision can be sought within the curtilage of the property. Proposals that look to create additional bedrooms should also look to create additional parking spaces within the curtilage of the dwelling to the same level as if it were a new dwelling (as set out above) unless this is not practically possible.

SNP16 advocates for design to be of high quality. Though there is no specific architectural style to Southwater, design should be appropriate and respectful of the neighbouring amenity in terms of privacy, outlook, daylight and sunlight.

The introduction of an additional residential dwelling would lead to an increased presence of associated domestic paraphernalia, intensifying the pattern of surrounding development with the scale of the proposed dwelling. The dwelling proposed by this submission though different to that which was considered under DC/22/0495, is not considered to be of design that is insensitive in relation to appearance of neighbouring dwellings and surrounding context. The design is more contemporary when compared to the previous submission, featuring large amounts of glass and an alternate roof form. However, it would not be considered to detract from the rural character of the area, being largely shielded from views from the highway and echoes design features seen on nearby development.

The proposed design and landscaping would have a broadly neutral impact on the existing character of the site and wider surrounding area, with no adverse impact on the setting of surrounding heritage assets. The proposed development is therefore considered to sufficiently accord with Policies 25, 32, 33 and 34 of the HDPF.

Heritage and Archaeology:

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

In consultation with the Conservation Officer, there is not an identified impact on the Listed Buildings approximate to the proposed dwelling. The Conservation Officer raised no additional detail that would otherwise influence the acceptability of the proposal and thus it is considered to abide with Policy 34 of the HDPF.

Residential Amenity:
Policy 33 of the HDPF states that development will be required to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development

The scale and siting of the proposed dwelling in relation to neighbouring properties and land would not result in unacceptable harm to neighbouring amenity. It is considered that ‘normal’ occupation of the site for residential purposes would not be expected to result in significant potential for harmful levels of noise or disturbance. The amenity impacts of the proposal would therefore be considered acceptable and would accord with the above policy.

Highways Impacts:

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

The proposed dwelling would create an additional access next to the existing for Marlpost Meadows and would feature a widened entrance point. The LHA note a new driveway is proposed to serve the dwelling, and this appears of suitable size to accommodate an appropriate amount of off-street car parking provision and turning space. Though the garage size would not meet the standards as laid out in the Manual for Streets, the size of driveway would be considered to accommodate the required parking provision.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Within APP/Z3825/W/22/3303603, the Inspector attached a pre-commencement condition relating to issues regarding water neutrality stating "*… a pre-commencement condition is necessary to secure details of the measures for reducing water demand, and to ensure that these measures are implemented and retained in perpetuity*". A subsequent application, DISC/24/0199 (Approval of details reserved by condition 3 to approved application DC/22/0495) was submitted and approved on 13/11/2024.

DISC/24/0199 shows the completed measures fitted to the existing dwelling at Marlpost Meadows, identifying fixtures and fittings to make the property water efficient.

The submitted strategy indicates an existing baseline water demand of 0l/d. The proposed development would comprise an initial water demand of 271.1l/d. Through the use of rainwater harvesting; onsite efficiencies for and within the proposed dwelling, the proposed water demand would be reduced to 152.2l/d. Separately, under DISC/24/0199, the water demand in the neighbouring property and its annexe has been reduced cumulatively by 155.4l/d. This is to facilitate and offset the water demand within the proposed development. Therefore, the proposed new dwelling will be offset by the efficiencies installed at Marlpost Meadows, Bonfire Hill, Southwater, West Sussex. These offsetting measures have been carried out as approved under DISC/24/0199, and would address the demand arising from the proposed development. It is therefore considered that the development is water neutral.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

Climate Change:

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

The proposed development details that it will be built in accordance with the provided energy statement, using a “high efficiency Swedish timber framing system”. This is designed to provide a strong environmental performance in excess of current building regulation standards, envisaged to save

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

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

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

Conclusions:

On the basis of the previously allowed appeal, the development is considered acceptable in principle. The development would result in no greater harm than the previous approval to the character of the area, amenity of neighbouring properties, or highways impact. The development, subject to mitigation, would be water neutral. For these reasons, the development is considered acceptable.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	1192.73		1192.73
		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:

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

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

3 **Pre-Occupation Condition**: 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, details of the rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter, or to a similar improved water performance.

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 194 of the National Planning Policy Framework (2024), and to enable 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).

4 **Pre-Occupation Condition**: Prior to first occupation of development full details of the rainwater harvesting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include:

- Detail on the likely contaminants associated with the rainwater harvesting system,
- Detail on the type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
- Details of the risk assessment and proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
- Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- Details, including a plan or schematic, showing the supply including a site plan and/or schematic showing location of source, chambers, tanks, distribution network including valves, pipes, consumer premises and means to record the total water consumption of each unit
- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance

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), Paragraphs 194 of the National Planning Policy Framework (2024), and to enable 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).

5 **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and

approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

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

6 **Pre-Occupation Condition**: No dwelling shall be first 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).

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

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

8 **Pre-Occupation Condition**: The development shall not be occupied until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: As this matter is fundamental to ensure that the development is properly serviced and to comply with Policies 32, 33 and 38 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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

Southern Water

Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0110

(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
Site plan	Proposed Site Plan	01 REV D	12.02.2025
Location plan	Location Plan	L01 REV A	24.01.2025
Floor plan	Proposed Dwelling Ground Floor Plan	02 REV F	24.01.2025
Floor plan	Proposed Dwelling First Floor Plan	03 REV F	24.01.2025
Elevation plan	Proposed Dwelling Elevations	04 REV F	24.01.2025
Elevation plan	Coloured Elevations	04a REV C	24.01.2025
Supporting Statement	Water Neutrality Report by cgs civils dated 08.04.2025	C2041_B Rev P1	08.04.2025
Supporting Statement	Existing/Installed Fittings Survey by CGS Civils dated 08.04.2025	C2041 Rev P3	08.04.2025
Layout plan	Existing and Proposed Entrance Gate	G1 REV A	11.02.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 12/05/2025

Authorising Officer sign/initial TDale Date: 15.07.2025