Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Coopers Nursery, Woodside Lodge Picts Lane Cowfold West Sussex
Demolition of existing dwelling and machinery store, and erection of a single storey replacement (self-build) dwelling.

Your application DC/26/0220 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/26/0220

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr T White

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Demolition of existing dwelling and machinery store, and erection of a single storey replacement (self-build) dwelling.

Coopers Nursery, Woodside Lodge Picts Lane Cowfold West Sussex

to be carried out in accordance with Application No. DC/26/0220 submitted to the Council on 09/02/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 12/06/2026

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	GCN Impact Map V01	NONE	01.04.2026
Supporting Docs	NatureSpace Great Crested Newt District Licensing Scheme Certificate dated 31 March 2026	NONE	01.04.2026
Supporting Docs	Preliminary Contamination Risk Assessment	NONE	25.03.2026
Supporting Docs	Groundsure Report	NONE	25.03.2026
Supporting Docs	Groundsure Historic Small Scale Map	NONE	25.03.2026

Supporting Docs	Groundsure Historic Large Scale Map	NONE	25.03.2026
Tree plan	Survey	NONE	09.02.2026
Supporting Statement	Planning, Design and Access	NONE	09.02.2026
Supporting Docs	Appendix 1-7	NONE	09.02.2026
Supporting Docs	Arboricultural Report	NONE	09.02.2026
Supporting Statement	Energy & Sustainability	NONE	09.02.2026
Elevation & Floor plan	Existing, Site Location and Block Plan	NJA023 - PL01 REV P2	16.04.2026
Elevation & Floor plan	Proposed and Block Plan	NJA023 - PL02 REV P3	16.04.2026
Supporting Docs	Preliminary Ecological Appraisal	C-NJA-081-001-001 REV P3	21.05.2026
Supporting Docs	Full SAP Calculation Printout	NONE	09.02.2026
Tree plan	Protection	NONE	09.02.2026

Reason: For the avoidance of doubt and in the interest of proper planning.

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

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

3 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **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:

(a) All trees on the site shown for retention on approved drawing number [Barry Holdsworth Tree Protection Plan Drawing No. Sht2 dated January 2026], 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).

(b) 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.

(c) 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).

5 **Pre-Commencement (Slab Level) Condition**: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (Arun Ecology Ltd., May 2026), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

a. Purpose and conservation objectives for the proposed enhancement measures;
b. detailed designs or product descriptions to achieve stated objectives;
c. locations of proposed enhancement measures by appropriate maps and plans (where relevant);
d. persons responsible for implementing the enhancement measures; and
e. details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until 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:

(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes
(d) Details of all boundary treatments
(e) Details of all external lighting

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 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which 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).

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**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until 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).

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on the approved block plan [NJA023 - PL02, REV P3 received 16.04.2026] and shall be thereafter retained as such.

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

11 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the side or rear garden of the 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).

12 **Regulatory Condition**: The dwellings 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).

13 **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).

14 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [Barry Holdsworth Arboricultural Method Statement and Tree Protection Plan dated January 2026].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR177, or a 'Further Licence') and with the proposals detailed on plan "Coopers Nursery, Woodside Lodge: Impact plan for great crested newt District Licensing (Version 1)" dated 30th March 2026.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR177, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

17 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Arun Ecology Ltd., May 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

18 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, AA, B and C of Part 1 or Class AD of Part 20 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity in accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015).

Note to Applicant - NatureSpace (Distrct Newt Licencing Scheme)
It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR177, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow

Note to Applicant - Contamination
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.

Note to Applicant - Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;

3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

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

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

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as

soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0220
Coopers Nursery, Woodside Lodge, Picts Lane, Cowfold, West Sussex, RH13 8AT

DESCRIPTION:

Demolition of existing dwelling and machinery store, and erection of a single storey replacement (self-build) dwelling.

RELEVANT PLANNING HISTORY:

DC/15/0793	Prior Approval for Change of Use from Agricultural building to Class C3 Dwelling House (Class MB)	Prior Approval Required and PERMITTED on 02.04.2015

DESCRIPTION OF THE SITE

Woodside Lodge is located within the countryside, outside of the built-up area boundary. The nearest settlement is Cowfold located approximately 1.5 miles away to the south-west. The dwelling is accessed via gates off a lane which joins the A272 to the south and Picts Lane to the north. The surrounding land at Woodside Lodge is planted with Christmas trees, having been formerly used as a Christmas Tree Nursery. The site is not within a conservation area.

DESCRIPTION OF THE APPLICATION

The proposal is for the demolition of Woodside Lodge and the construction of a three-bedroom single storey dwelling sited in a similar location to the existing dwelling but set further east towards the front of the site.

The prior approval (DC/15/0793), which permitted the change of use from agricultural to residential, was subject to a condition which restricted the occupation of the dwelling to persons involved in the management of Coopers Christmas Tree Nursery only, or a widow or widower, of such a person or any resident dependent. The planning statement, however, indicates that the Christmas tree nursery has since ceased operations, and as a result the condition is no longer necessary or relevant to the development permitted.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles
Policy 40 - Sustainable Transport
Policy 41 - Parking

Cowfold Neighbourhood Plan (2019-2031):
Policy 9: Residential development principles
Policy 16: Car parking provision

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

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, with the supply currently calculated as being 1.7 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 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
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)

Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Arboriculture: No significant Arboricultural concerns

The Arboricultural implications of the development as shown are principally restricted to the direct loss of a group of relatively young willow and some early mature spruce trees to give separation to retained trees and enable an enlarged build footprint to the West.

The current extent/make up of access hardstanding and driveway will likely be desired to be upgraded. The oak tree at the entrance to the site, one of the key features of the rural lane, may have its key rooting area further compromised by engineering works in this respect.

Dependant on other landscape requirements, without additional detail at this stage of the planning process an all encompassing hard and soft landscape condition requiring formal approval prior to commencement (as opposed to occupation) may also be prudent to control specifications for foreseeable desires to upgrade access and provide gates and boundary demarcations etc.

HDC Environmental Health: Comment
The previously approved application for use as a dwellinghouse, DC/15/0793, was limited to the building only and did not include any external areas. The current application includes an area of land to include as part of the red line of the application.

The site is part of a commercial nursery. Potentially hazardous materials may also be incorporated in made ground, yards and hard standings which will fall within the footprint of the proposed development.

In accordance with the recommendations of the Planning Practice Guidance, information is required on these matters and a preliminary risk assessment including a site walkover should be provided to ensure the site can be made safe and suitable for development.

HDC Environmental Health: Comment (received 07.04.2026)
Reviewed the Preliminary Contamination Risk Assessment. The report has not identified any matters requiring further assessment but recommends that a watching brief is maintained during site clearance and construction works.

Ecology Consultant: Further information required on protected species (reptiles)
Not satisfied that there is sufficient ecological information available for determination of this application and recommend that details of survey results, mitigation and enhancement measures are required to make this proposal acceptable.

Ecology Consultant: No ecological objection subject to conditions
Now satisfied that there is sufficient ecological information available to support determination of the application.

Previous concerns regarding reptiles have now been addressed fully and we are satisfied the precautionary mitigation measures as detailed within the Preliminary Ecological Appraisal (Arun Ecology Ltd., May 2026) are appropriate and should be implemented in full.

Note that Building B1 (residential building) has negligible bat roost potential and that there are no other buildings or trees with bat roost potential within the redline boundary. Therefore agree that no further surveys for bats are required.

Southern Water: Insufficient information provided

NatureSpace: Comment
Should the application be approved, there are mandatory conditions and informatives within the Certificate that must be used.

WSCC Highways: Comment
The application site is served by an existing vehicle access point of Long House Lane, an unclassified road subject to national speed limit. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Long House Lane. In addition, the proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

Provision for the off-street parking of three cars has been demonstrated on the plans, and this would be considered a suitable quantum of parking to serve a dwelling of this size and location, under WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

In summary, the LHA does not consider that this proposal would 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:

1 representation received from 1 address objecting to the application for the following reasons:

- No evidence of agricultural activity or need – no Christmas Tree planting, cropping or business activity has occurred for many years
- Lacks agricultural justification
- Policy conflict with local and national planning policies
- Impact on rural character – new house would alter the character
- Tree protection concerns – risk of damage
- Flood risk issues – no drainage information provided
- Design quality – should be innovative or outstanding design
- Inappropriate comparison with other applications – not relevant to the site

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

Principle of Development:

Policy 28 of the Horsham District Planning Framework (HDPF) relates to the protection of the countryside. Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Replacement dwellings will only be supported on a one-for-one basis and if it can be demonstrated that the property is not derelict.

The application site is located outside the built-up area boundary, in a rural location. The proposal involves the demolition of existing dwelling and a replacement dwelling on a one-for-one basis located within an existing residential curtilage. The application seeks permission to demolish the existing

building and erect a single storey 3-bed replacement dwelling. The existing gross internal ground floor area is approximately 99m2, not including the covered carport. If including the covered areas in the floor area, it would be approximately 178sqm. The building was permitted as a dwellinghouse in 2015, with the granting of application reference; DC/15/0793, for prior approval for the change of use from agricultural building to dwelling. The proposed replacement dwelling has a total habitable gross internal floor area of approximately 274m2 set over one floor. It is recognised that the proposed dwelling would result in an increase in floor area, more than double the existing floor area. However, it is considered that the site is of sufficient size to accommodate a dwelling of this scale and spread across one floor, and the proposed dwelling would not encroach onto the rural land to the rear, sited within the existing residential curtilage to the north-east of the site.

Agricultural Occupancy Condition (DC/15/0793)

It is noted that the prior approval (DC/15/0793) was subject to a condition which restricted the occupation of the dwelling to persons involved in the management of Coopers Christmas Tree Nursery only, or a widow or widower, of such a person or any resident dependent. The planning statement indicates that the Christmas tree nursery has since ceased operations, and as a result the condition is no longer necessary or relevant to the development proposed.

The prior approval report details that the reason for the inclusion of the condition was due to the noise impacts from the use on site. Therefore, as this was not attached to retain the agricultural occupancy of the building, it is not considered that market evidence is required to demonstrate that the building is no longer viable as an agricultural workers dwelling. However, as the condition was attached for noise, it is considered that mitigation for noise is still required.

Following consultation with Environmental Health, the applicant has proposed a 2m high close boarded fence along the boundary of the site, to provide some mitigation against potential noise impacts that may arise should the now-ceased Christmas Tree nursery, or any other agricultural use, restart in the future. This is considered an acceptable mitigation measure.

Conclusion

The proposed dwelling would sit comfortably and appropriately within the context of the site. As above, the site benefits from a consent to convert the former forestry building into a dwelling, therefore establishing a C3 residential presence on the site. The previous consent previously included a condition restricting the C3 use to agricultural occupancy only owing to noise / activity from the site. As informed by the Council's Environmental Health Officers, this can be suitably mitigated against. The principle of the proposal is therefore considered acceptable and would accord with the above policy.

Design and Appearance:

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) require development to demonstrate high-quality design that respects the character of the surrounding area. Policy 32 highlights that design is a core component of sustainable development and must respond to the site context, while Policy 33 requires proposals to make efficient use of land, ensure appropriate scale, massing and layout, and integrate positively with the character of the site and surroundings.

The proposal seeks to demolish and construct a three-bedroom dwelling, extending the residential curtilage to include the north-east corner of the site. The development would be contained within site boundaries and there would be no harmful encroachment to the south-west, where the now ceased Christmas Tree Nursery was. The proposed dwelling would have 3-bedrooms, 3 bathrooms, kitchen, living/dining room and study/snug. The planning statement states that the proposed dwelling is of a high quality, traditional design, with modern design elements, which is in keeping with the rural character and appearance of the area. The proposed materials would be appropriate to the rural character of the area, finished with black vertical cladding, with stone features to the elevations and a dark grey zinc roof with hidden gutters.

The existing building appears as a piecemeal structure, with canopies and lean-to carports projecting from it at a variety of heights and scales. While the overall footprint would be greater and the height

would be double the existing building, it is considered that the proposed design would be an improvement over the existing and could be appropriately accommodated within the existing site boundaries. The proposed design would remain as single storey and would incorporate increased glazing onto the elevations, generally appearing more domestic, but still reflecting the character and appearance of a rural building through the use of materials. The proposed dwelling would occupy a similar location to the existing dwelling, although with a larger footprint, but would represent an appropriate replacement, on a one-for-one basis, following the demolition of the existing building. The site is already developed, and the proposed replacement dwelling would be appropriately accommodated within the curtilage of the site, without encroaching into the countryside landscape, wholly contained within site boundaries and screened by existing boundary treatment.

The existing dwelling is of no special architectural merit, with the proposal providing an opportunity for better design, while also being sympathetic to the surrounding environment. The proposed dwelling is considered to sit appropriately within the site and is of a design and vernacular that reflects the rural character of the locality. The access to the site would remain unchanged, with parking retained to the front of the dwelling. The proposal is therefore considered to be of a design and form that would sit comfortably within the context of the site and of detached dwellings of similar scale. It is considered the proposal is in accordance with Policies 26, 28, 32 and 33 of the HDPF.

Trees and Landscaping:

An arboricultural report was submitted with the application, with the details within considered satisfactory. No significant arboricultural concerns were raised by HDC Arboriculture, with the arboricultural implications of the development shown to be principally restricted to the direct loss of a group of relatively young willow and some early mature spruce trees. It was noted that the current extent of access hardstanding and driveway will likely be desired to be upgraded, and the oak tree at the entrance to the site may have its key rooting area further compromised by engineering works. Conditions were recommended should the application be permitted.

Residential Amenity:

Policy 33 of the HDPF states that development should consider the scale, massing, and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

The site benefits from sufficient levels of screening, with the now-ceased Christmas tree farm to the rear of the dwelling, screening views from the neighbours to the east and west. While the dwelling is currently visible from Picts Lane, there is screening along the boundary and a timber fence at the entrance, which screen views from the road. The siting and resulting relationship with neighbours is considered sufficient to ensure no intrusive views over neighbouring properties or land would result. The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

Highways Impacts:

Policy 40 of the HDPF deals with sustainable transport and seeks new developments to provide safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport, and the delivery of goods. Policy 41 which relates to parking requires adequate parking and facilities to be provided within developments to meet the needs of anticipated users.

The site is currently accessed off Picts Lane, this access is proposed to stay as existing, with the provision of three car parking spaces. The access and on-site parking are considered acceptable and would not be expected to result in any adverse impacts on the highway network, highway safety or neighbouring amenity. WSCC Highways confirmed that the provision of three car parking spaces would be considered a suitable quantum of parking to serve the dwelling. There are no apparent visibility concerns with the existing access point, and the LHA does not consider that the proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network. The proposal therefore accords with the above policies.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The application is accompanied by a Preliminary Ecological Appraisal (PEA). The report concluded that the building has negligible bat roost potential and that there are no other buildings or trees with bat roost potential within the redline boundary and no further surveys are required. There will be no adverse impact caused to important trees, and the report recommends some ecological enhancements such as bat boxes, bird boxes, bee boxes and log piles. Mitigation measures will be secured by condition. Initially Ecology was not satisfied that there was sufficient ecological information available for determination, due to a lack of information on protected species, reptiles. Following further information, Ecology were satisfied that their concerns had been fully addressed, and the precautionary mitigation measures are appropriate and should be implemented in full. No further surveys are required, and the biodiversity enhancements should be implemented in full.

The development falls within the red impact risk zone for great crested newts as there are a number of ponds within 500m of the development proposal and there is connectivity between the development and surrounding features in the landscape. In the absence of survey information, the District Licence Route should be taken. The applicant has supplied the District Licence Report and Nature Space have confirmed that this is sufficient to demonstrate that the Applicant has entered the District Licencing Scheme. Conditions are therefore attached to ensure that works are undertaken in accordance with the Licence.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby

complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Other Matters:

Contaminated Land:

The site is part of a commercial nursery, and potentially hazardous materials may be incorporated in made ground, yards and hard standings which will fall within the footprint of the proposed development. A preliminary contamination risk assessment was submitted as part of the application. The information submitted within this is considered satisfactory. Environmental Health were consulted and confirmed that the report had not identified any matters requiring further assessment but recommends that a watching brief is maintained during site clearance and construction works, a number of conditions were recommended.

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 includes the following measures to build resilience to climate change and reduce carbon emissions:

- Requirement to provide full fibre broadband site connectivity
- 110lpd water demand
- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities
- Electric vehicle charging points

Subject to these conditions the application will suitable reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

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

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

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

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

Conclusions:

The proposal is therefore considered to accord with the relevant local and national planning policies and is therefore recommended for approval.

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)	272.71	99.96	172.75
		Total Gain	**172.75**
		Total Demolition	**99.96**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

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

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

3 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **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:

(a) All trees on the site shown for retention on approved drawing number [Barry Holdsworth Tree Protection Plan Drawing No. Sht2 dated January 2026], 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).
(b) 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.
(c) 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).

5 **Pre-Commencement (Slab Level) Condition**: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (Arun Ecology Ltd., May 2026), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

a. Purpose and conservation objectives for the proposed enhancement measures;
b. detailed designs or product descriptions to achieve stated objectives;
c. locations of proposed enhancement measures by appropriate maps and plans (where relevant);
d. persons responsible for implementing the enhancement measures; and
e. details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until 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:

(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes
(d) Details of all boundary treatments
(e) Details of all external lighting

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 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which 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).

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**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on the approved block plan [NJA023 - PL02, REV P3 received 16.04.2026] and shall be thereafter retained as such.

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

11 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the side or rear garden of the 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).

12 **Regulatory Condition**: The dwellings 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).

13 **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).

14 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [Barry Holdsworth Arboricultural Method Statement and Tree Protection Plan dated January 2026].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR177, or a 'Further Licence') and with the proposals detailed on plan "Coopers Nursery, Woodside Lodge: Impact plan for great crested newt District Licensing (Version 1)" dated 30th March 2026.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR177, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

17 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Arun Ecology Ltd., May 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

18 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, AA, B and C of Part 1 or Class AD of Part 20 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity in accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015).

19 **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).

NOTE TO APPLICANT
It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR177, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.

NOTE TO APPLICANT
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.

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/26/0220
Schedule of plans/documents **approved**:

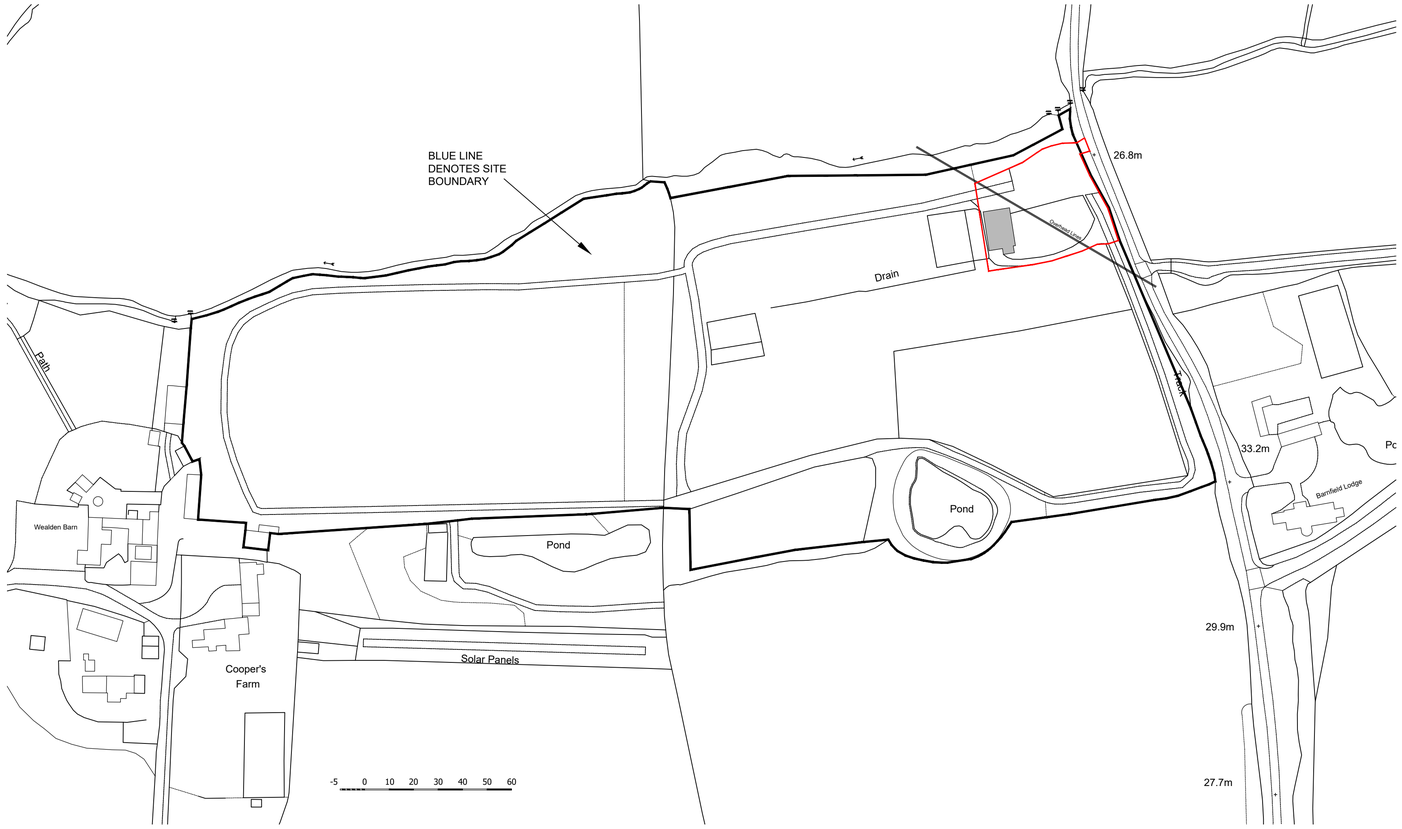
Plan Type	Description	Drawing Number	Received Date
Supporting Docs	GCN Impact Map V01	NONE	01.04.2026
Supporting Docs	GCN District Licensing Scheme Certificate	NONE	01.04.2026
Supporting Docs	Preliminary Contamination Risk Assessment	NONE	25.03.2026
Supporting Docs	Groundsure Report	NONE	25.03.2026
Supporting Docs	Groundsure Historic Small Scale Map	NONE	25.03.2026
Supporting Docs	Groundsure Historic Large Scale Map	NONE	25.03.2026
Supporting Docs	Arboricultural Report	NONE	09.02.2026
Tree plan	Survey	NONE	09.02.2026
Supporting Statement	Planning, Design and Access	NONE	09.02.2026
Supporting Docs	Appendix 1-7	NONE	09.02.2026
Supporting Statement	Energy & Sustainability	NONE	09.02.2026
Elevation & Floor plan	Existing, Site Location and Block Plan	NJA023 - PL01 REV P2	16.04.2026
Elevation & Floor plan	Proposed and Block Plan	NJA023 - PL02 REV P3	16.04.2026
Supporting Docs	Preliminary Ecological Appraisal	C-NJA-081-001-001 REV P3	21.05.2026
Supporting Docs	Full SAP Calculation Printout	NONE	09.02.2026

Tree plan	Protection	NONE	09.02.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 05.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 12/06/2026



Site Location Plan 1:1250

-10 0 10 20 30 40 50 60

N

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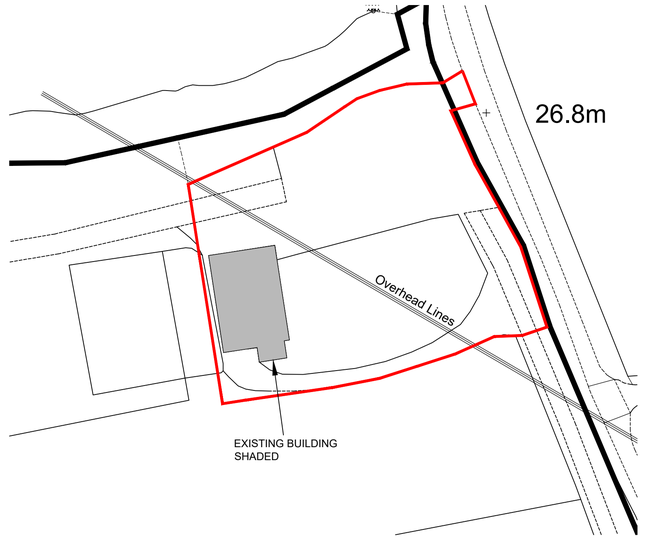

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Block Plan 1:500

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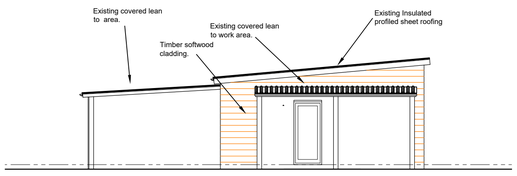
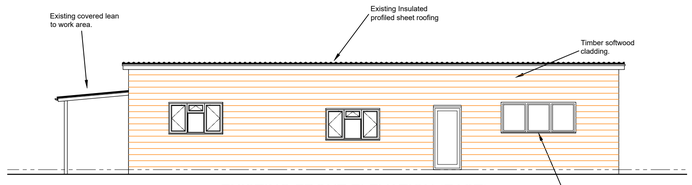
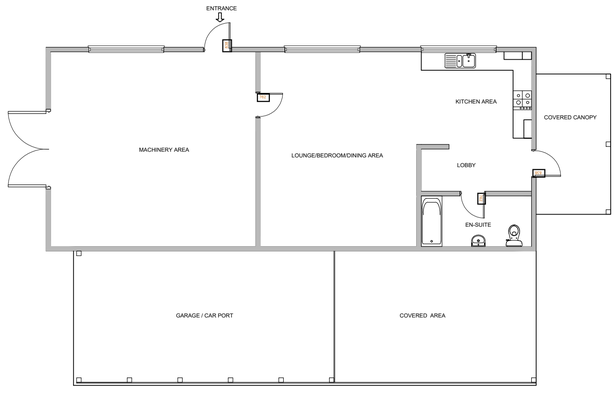


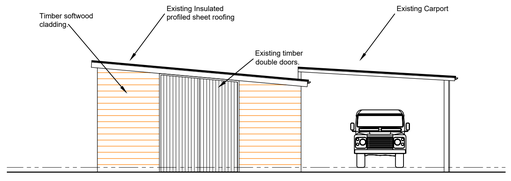
EXISTING SIDE ELEVATION (SOUTH)



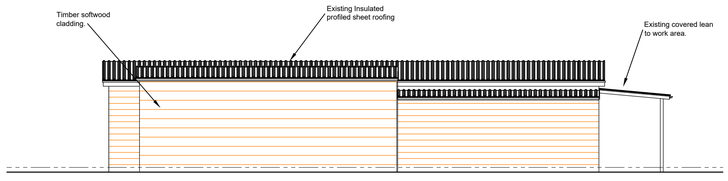
EXISTING FRONT ELEVATION (EAST)



EXISTING FLOOR PLAN



EXISTING SIDE ELEVATION (NORTH)



EXISTING REAR ELEVATION (WEST)

0m 1 2 3 4 5

Scale Bar 1:100

This drawing is to be read in conjunction with all other relevant drawings and specifications.
Do not scale from this drawing. Use figured dimensions only. All levels and dimensions to be checked on site. All dimensional discrepancies are to be brought to the immediate attention of DMA BUILDING DESIGNS.

Responsibility cannot be accepted for alteration and/or deviation from this design without prior knowledge of DMA BUILDING DESIGNS.

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Prior to any works commencing on site, DMA BUILDING DESIGNS is to be contacted regarding the current status, revision or regulatory approval of this drawing.

Notes

REV	DESCRIPTION	DATE
P2	UNIT MOVED EAST AND RED LINE AREA CHANGED	16.04.2026
P1	ISSUED FOR APPROVAL	26.01.2026

DMA BUILDING DESIGNS
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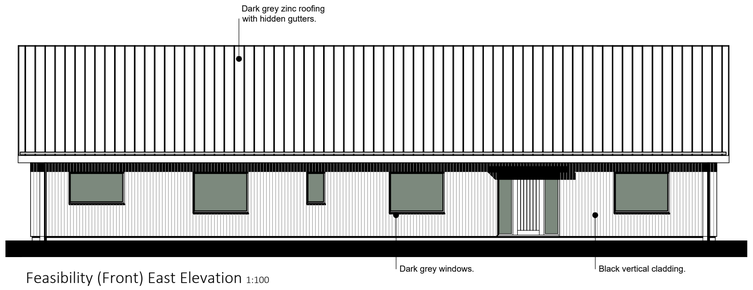
CLIENT
Mr T White

PROJECT
Woodside Lodge
Picts Lane
Cowfold

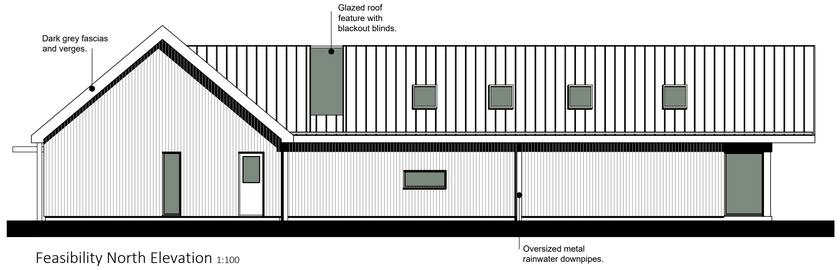
DRAWING
Proposed Replacement Dwelling
Site Location, block plan, and Existing building plans and elevations.

STATUS
PLANNING

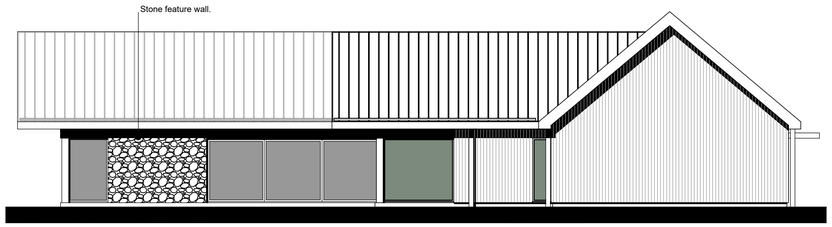
SCALE @ A1	DATE	DRG No	REVISION
1:1250 @ A1	Nov 2025	NJA023 - PL01	P2



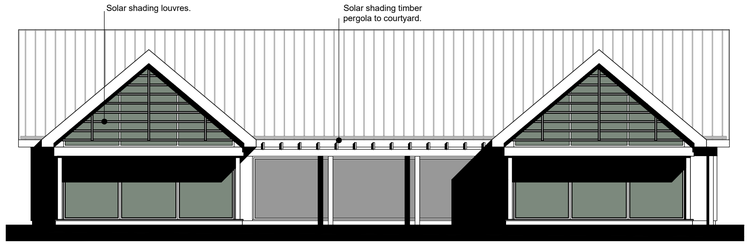
Feasibility (Front) East Elevation 1:100



Feasibility North Elevation 1:100



Feasibility South Elevation 1:100

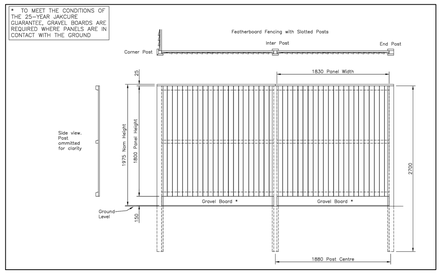


Feasibility West Elevation 1:100



Feasibility Ground Floor Plan 1:100

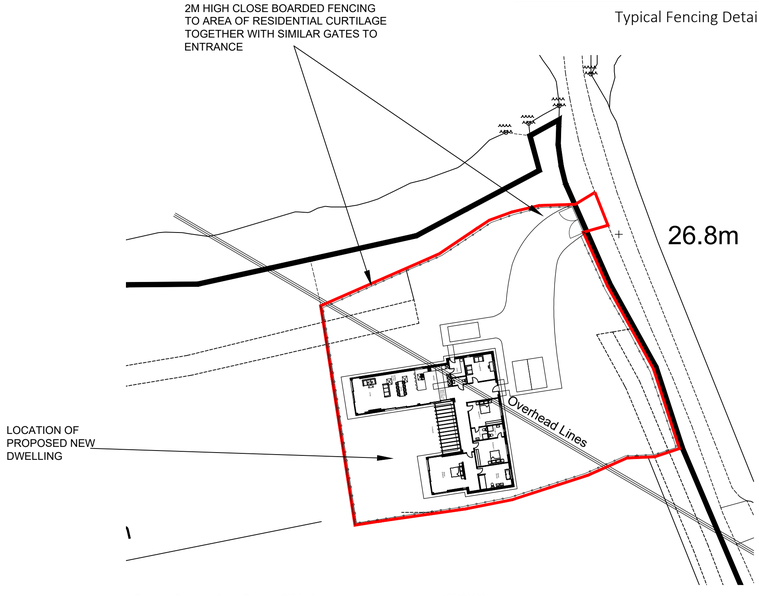
-1 0 1 2 5m



Typical Fencing Detail 1:50

0m 1 2 3

Scale Bar 1:50



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Block Plan 1:500

-5 0 10 20

N

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Notes

REV	DESCRIPTION	DATE
P3	UNIT MOVED EAST AND RED LINE AREA CHANGED	16.04.2026
P2	FENCING DETAIL ADDED	25.03.2026
P1	ISSUED FOR APPROVAL	26.01.2026

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DRAWING
Proposed Replacement Dwelling
Plans and Elevations and Block Plan

STATUS
PLANNING

SCALE @ A1	DATE	DRG No	REVISION
1:100, 1:500 @ A1	Nov 2025	NJA023 - PL02	P3