Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1017
8 Station Road, Billingshurst, West Sussex, RH14 9RE

DESCRIPTION:
Erection of a two storey residential dwelling.

RELEVANT PLANNING HISTORY:

DC/24/0152	Erection of a detached two storey residential dwelling	Application Refused on 29.04.2024
DC/17/1767	Proposed erection of three bedroom chalet bungalow. (Amendments to previously approved application DC/14/2408).	Application Permitted on 08.11.2017
DC/14/2408	Detached two storey dwelling following removal of existing garage	Application Permitted on 03.03.2015
BL/42/50	Application to station and use a caravan Comment: Tq ref: 0828-2588 (From old Planning History)	Application Refused on 11.10.1950

SITE AND SURROUNDS

The application site is located to the south of Station Road, within the built-up area of Billingshurst. The site is located to the rear of a cluster of dwellings comprising 6, 8, 10, and 12 Station Road and to the east of Billingshurst Primary School.

The wider surroundings are characterised by a mix of residential development comprising detached and terraced properties. Billingshurst Primary School is located to the west of the site, and separated by the existing private lane and vegetation.

DETAILED DESCRIPTION

The application seeks full planning permission for the erection of a detached two storey 2-bed dwelling. The proposed dwelling would extend over two storeys and would be sited immediately adjacent to the private lane which would provide access from Station Road to the north. The proposed dwelling would be oriented to face west, with private amenity space provided to the west. 1no. off-road parking space would be provided.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 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 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Horsham District Local Plan (2023-40) (Regulation 19)
Policy 1: Sustainable Development
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction
Policy 9: Water Neutrality
Policy 13: The Natural Environment and Landscape Character
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking

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.

Billingshurst Neighbourhood Plan:
Policy Bill 1 – Billingshurst Built-Up Area Boundary
Policy Bill 2 – Housing Design and Character
Policy Bill 3 – Energy Efficiency and Design
Policy Bill 14 – Residential Parking Provision

Parish Design Statement:
Billingshurst 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:

Natural England: No Objection
We concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out, as such:

- We have no objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Environmental Health: Comment
Conditions suggested.

HDC Drainage Consultant: Comment
Additional information is required. Until this information is received, we are unable to determine the suitability of the proposed scheme with regards to surface water and foul drainage.

Southern Water: Comment
The proposed rainwater harvesting system should be designed, installed and maintained to current British Standards to ensure that measures are in place to protect the public water supply and avoid cross contamination.

Our investigations indicate that Southern Water can facilitate foul sewage /surface water run off disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

WSCC Highways: No Objection (summary)
The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

HDC Arboriculture: No Objection
The relationship of the new build to the mature oak tree on the adjacent property has been formerly considered in respect of similar development proposals/approvals at the site. It was not considered to be a constraint on site re-development (Ref: DC/17/1767).

The pine tree on the corner of the driveway access is a prominent tree of high public amenity value. Due to its age, size and form it contributes positively to the character of the urban environment.

Services connections to the new development will be required from Station Road. This will foreseeably require excavations in close proximity to the stem of the tree, within its recommended root protection area. In order to control any excavations with the potential to harm the roots and future health of the tree an arboriculture method statement is recommended.

Parish Comments:
At its Planning and Environment Committee meeting last evening, it was agreed that the Parish Council objects to this planning application. Members agreed that the design is out of keeping with other properties in the area and also shared the concerns raised by neighbours in regard to the access lane and the potential for problems with construction traffic as well as future residents' parking. If HDC is

minded to allow this application, members ask that a Construction Traffic Management Plan be a condition of approval.

Representations:
Three (3) objections have been received raising the following:

- Highways access and parking.
- Impact on trees.
- Drainage/sewers under the land.
- Design/materials are out of keeping.
- Incorrect consultation.
- Incorrect site address.
- Concerns about the proposed access gate to no.8.
- Detriment to amenity by way of overlooking.
- Concerns about landownership and the location of parking being outside of the applicants private ownership.

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

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

Policy Bill 1 of the Billingshurst Neighbourhood Plan states that development in Billingshurst Parish shall be focused within the built-up area boundary of Billingshurst Village.

Billingshurst is categorised as a Small Town and Larger Village within the settlement hierarchy, where it is recognised to have a good range of services and facilities, strong community networks, and local employment provision, together with reasonable rail and/or bus services. These settlements act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements/each other to meet some of their requirements.

It is noted that the application site has been subject of two previous approvals for residential development of the site under planning references DC/14/2408 and DC/17/1767. It is also noted that DC/24/0152 was refused on water neutrality grounds only.

The application site is located within the built-up area of Billingshurst where it is considered to be a sustainable location. The proposed development is considered to be of a nature and scale to maintain characteristics and function of the settlement in accord with Policy 3 of the HDPF.

Design and Appearance:

Policies 25, 32 and 33 of the HDPF promote development that is of a high-quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

Policy Bill 2 of the Billingshurst Parish Neighbourhood Plan states that development proposals should be guided by the Billingshurst Parish Design Statement and, where practicable, should reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with those used in existing buildings, as appropriate to their scale and nature into the overall design of the development.

The proposal would be located to the west of an existing grouping of buildings comprising 6, 8, 10 and 12 Station Road. The development would be located to the rear of these properties, and would be positioned adjacent the private access drive. The proposed dwelling would extend over two storeys and would incorporate a mono-pitched roof to the front and a flat roof element to the rear. The proposal would be finished in facing brick with a zinc and green roof and aluminium fenestrations.

It is noted that a similar form of development was approved under earlier application reference DC/14/2408. The design and appearance was also not considered a reason for refusal for DC/24/0152, where the design was similar if not matching that proposed here.

It is recognised objections have been made to the proposed development on the grounds of the design being out of keeping with other development in the area. However, the wider surroundings are characterised by a variety of built forms with no discernible character within the street. The proposed dwelling would be set behind existing built form and would not therefore be overly visible from the street scene. The proposed design and appearance of the dwelling is not therefore considered to be incongruous within the mixed character of the street. As such the contemporary style is not considered to result in significant harm to justify a reason for refusal.

The proposed dwelling would sit comfortably within the context of the site and would be of a scale, massing and height, that would relate sympathetically to the character and built form of the surroundings.

Amenity Impacts:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The proposed development would be located to the west of a grouping of dwellings and to the east of Billingshurst Primary School. The proposed dwelling would be positioned immediately adjacent to the shared access road extending from Station Road, and would be located approximately 22m from the rear elevation of no.8 Station Road, the property directly opposite the proposal. The proposal has been designed with limited window openings to the rear, with 2no. windows serving ensuites located on the rear (east) elevation.

The proposed development has been designed to limit overlooking to the nearest residential properties, with the distance between the proposal and the neighbouring properties considered acceptable.

Subject to a condition requiring that windows to the rear (east) elevation be obscure glazed, it is not considered that the proposal would result in harm to the amenities of nearby residential properties, in accordance with the above policies.

Highways Impacts:

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

Policy Bill 14 of the Billingshurst Parish Neighbourhood Plan states that new residential development should provide a minimum number of car parking spaces in accordance with the West Sussex Residential Parking Demand Calculator.

It is recognised that previous applications on the site have been approved on the basis of a single offroad parking space. However, since these earlier approvals, the West Sussex Parking Standards Guidance has been updated and the Billingshurst Neighbourhood Plan has been made. Both documents place an emphasis on providing a minimum number of car parking spaces to serve the development.

West Sussex Guidance on Parking at New Developments places Billingshurst in Parking Behaviour Zone 2, where it is anticipated that 1.7 spaces be provided for a 2-bed dwelling. WSCC Highways have been consulted on the application, where it is considered that the application site is located within a sustainable location with good access to public transport. This would reduce reliance on private vehicles, with opportunities available to walk and cycle. It is also noted that key locations along Station Road are subject to parking restrictions in the form of double yellow lines which would prevent overspill parking in unsafe locations on the network.

It is acknowledged that the application site is located within a sustainable location, with opportunities to walk and cycle and good access to public transport. While the proposal would result in an undersupply of off-road parking spaces, and consequently some conflict with Policy Bill 14 of the Billingshurst Neighbourhood Plan, it is not considered that the undersupply would result in significant adverse harm to the safety and function of the highway network. It is not therefore considered that a reason for refusal on parking grounds would be justified.

On the balance of these considerations, the proposed development is considered to provide a sufficient level of parking, in accordance with the above policies.

A condition securing cycle parking within the site has been recommended.

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.

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.

Natural England have been consulted during the course of the application in response to the Water Neutrality Statement submitted. A response was received confirming that strategy was acceptable, raising no objection.

The Water Neutrality Statement (7th of October 2024) demonstrates that through rainwater harvesting and greywater recycling the proposal would be water neutral. The management and cleaning of the water has been secured by condition.

As the site is currently undeveloped, a baseline of **0l/d** has been assumed. A Part G Calculation illustrates a total water demand of 85lpd, using water efficiency measures. According to the Council's

Average Occupancy Rates, a three bedroom dwelling comprises an occupancy of 2.47 persons. Multiplying both together therefore amount to a daily demand of **209.95l/d**. A greywater harvesting system is proposed to be installed, recycling some waste water produce from the dwelling back into use. The total contribution (37.76lpd) reduces the demand to 47.25lpd, or **116.71l/d**. In order to offset the remaining demand, the proposal intends to harvest rainwater from the roof. The following formula can been used to calculate the yield:

$$Yr = A \times e \times AAR \times H$$

Where:
Yr = rainwater yield (in litres)
A = collection area (114.84m^2)
e = yield coefficient (ranges between 0.5 and 0.9)
AAR = area annual average rainfall (of 858.7)
h = hydraulic filter efficiency (of 0.9)

As the proposed dwelling comprises a green roof section, British Standard BS EN 16941-1 identifies a lower yield coefficient be applied (0.5) to that part of the roof (59.05m^2) (standard roof 55.79m^2):

55.79 x 0.9 x 0.9 x 858.7 = 38,804.57l/a
59.05 x 0.5 x 0.9 x 858.7 = 22,817.81
Total yield potential = **61,622.38l/a**

61,622.38l/a / 365 days = **168.83l/d**

Whilst the above is not recorded in the applicant's water strategy, the Local Planning Authority is satisfied that suitable water harvesting would accommodate the demand of the dwelling. The proposal would therefore be water neutral.

A 7,500l tank is proposed to be installed which would adequately accommodate a 35day drought contingency as per the Council's guidance ((85 x 2.47 = 209.95) x 35 = 7,348.25). A condition is attached below to ensure details of the storage tank and its location / appearance is determined prior to its installation. Further conditions, as suggested by the Council's Environmental Health Officer are attached in relation to the filtration and treatment system of the harvested water (both grey and rain water).

An Appropriate Assessment has been undertaken which concludes that subject to the mitigation measures proposed, which would be secured by condition requiring that the development be carried out in strict accordance with the water strategy, the development would result in no significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, Paragraph 186 of the NPPF, and the Council's obligations under the Conservation of Habitats and Species Regulations 2017, with the inclusion of the below detailed conditions.

Biodiversity Net Gain (BNG):

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

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site

gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of: the purchase of offsite units for the allocation of the 10% uplift.

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 below measures to build resilience to climate change and reduce carbon emissions have been secured by condition:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- Electric vehicle charging points

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

Other Matters:

Objections have raised concerns about the trees within the site. Following the Arboriculture Officers comment a Arboricultural Method Statement has been secured by condition prior to commencement. This will ensure the management and protection of important trees and vegetation within the site.

Concerns have been raised about the address name for the site and the consultation of the site. A site notice for wider publication was placed within close vicinity of the site. This is considered to cover the consultation required of the Local Planning Authority.

Concerns have been raised about the ownership of the private road. This is a civil matter and one the relevant parties should address outside of the planning system.

Conclusions:

The application seeks full planning permission for the erection of a two storey 2-bed dwelling within the built-up area of Billlingshurst. The proposed development would be located within a sustainable location and is considered acceptable in principle.

The proposed development would on balance relate sympathetically to the character of the locality and built surroundings and not result in adverse harm to the amenities of neighbouring properties or the function and safety of the highway network.

For the above reasons the proposal is considered supportable.

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)	168m2	0m2	168m2
		Total Gain	168m2
		Total Demolition	**0m2**

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

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

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

Recommendation: Application Permitted

Conditions:

1 **A List of the Approved Plans**

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 an Arboricultural Method Statement (AMS) detailing measures to provide for the protection of the roadside pine tree throughout all construction works has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include specific reference to any excavations within 10m of the stem of tree for services connection to the Station Road highway, The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

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 Condition**: Prior to commencement 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.
- Detail on the 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

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

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 186 of the National Planning Policy Framework (2023), 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).

6 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (prepared by GPR Building Contractors, received 07.10.2024) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity (at least 7,500l), including details of their location and whether they would be surface mounted or set within the ground, in addition to evidence that their initial fill will be supplied with water from outside of the Water Supply Zone.

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 186 of the National Planning Policy Framework (2023), 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).

7 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

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

8 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until a management and maintenance plan for the greywater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:

- The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.
- Detail on how any failure of any samples will be investigated and managed.
- Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit
- Detail on what 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.
- Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.
- 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.
- Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority.

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

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 186 of the National Planning Policy Framework (2023), 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).

9 **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:

- 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
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- 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 5 years after completion of the development. Any proposed or retained 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).

10 **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 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 186 of the National Planning Policy Framework (2023), 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).

11 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with the submitted plans. These facilities shall thereafter be retained for use at all times.

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

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

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

13 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

14 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the windows at first floor on the eastern elevation shown on 3_200002A have been fitted with obscured glazing. Once installed the obscured glazing shall be retained permanently thereafter.

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

15 **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).

16 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for

use in accordance with approved plan reference 3_200002A (received by the Council on 25.09.2024). The car parking spaces permitted shall thereafter be retained as such for their designated use.

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

17 **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 and to protect the amenities of the adjoining neighbours in accordance with Policy 33 of the Horsham District Planning Framework (2015).

18 **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

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.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:
Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

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.

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/24/1017
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water Neutrality	Water Neutrality Statement	07.10.2024
Location & Block plan		3_200001	04.07.2024
Elevation & Floor plan	Sections	3_200002 A	25.09.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 13/11/2024

Authorising Officer sign/initial RHERMITAGE Date: 15.11.2024