

PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/23/0189

Outline application for demolition of all buildings and removal of associated hardstanding on site and erection of an extra care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 supported living units (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).

Sandgate Nursery West End Lane Henfield West Sussex BN5 9RD

RESOLVED:

At its meeting on 3rd February 2026, Planning Committee resolved to approve the application, in accordance with the Officer recommendation (updated by written addendum dated 03rd February 2026), and subject to the following amendment:

An additional Head of Term of S106 legal agreement for mini-bus service to serve the development, details to be agreed in consultation with Committee Chair and Vice-Chair

Additional mini-bus service Head of Term

The Committee Chair and Vice-Chair have been consulted on the wording of the mini-bus service Head of Term obligation and confirm their acceptance of this.

Separately, local ward Members have also been advised to the wording of the Head of Term obligation, and are satisfied. Request is noted from Cllr Perry that she engages at the appropriate future trigger date with this obligation and the Accessibility and Landscape Mitigation and Enhancement Fund.

Material planning considerations arising post-Committee resolution:

Updated Flood Risk

In response to updated Environment Agency Flood Risk Mapping (May 2026), the applicant has updated the site-specific Flood Risk Assessment and Drainage Strategy (P10 June 2026 Sandgate Nurseries, Henfield by Price & Myers received 25/06/2026).

The conclusions drawn in regard to flood risk from all sources of flooding set out in this latest version (P10) remain unchanged from the earlier version (P9). For reason of clarity, Condition 7 of Committee Report is to be updated to refer to the latest Flood Risk Assessment and Drainage Strategy P10 version.

7. {b Pre-commencement Condition}: No development, with the exception of building demolition and removal of hardstanding, shall commence until, in accordance with the submitted

FRA (30512 Flood Risk Assessment & Drainage Strategy Report Rev P10 June 2026, Sandgate Nurseries, Henfield by Price&Myers) and drawing numbers 30512/6000 REV P04 and 30512/6001 REV P02 (Below Ground Drainage Layouts Sheets 1&2), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters

Additional third-party representation received

CAMPAIGN TO PROTECT RURAL HENFIELD (CRRH) and 1 additional neighbour representation received, content summarised below:

An ecological matter was not adequately addressed during the determination of the application and which now requires immediate action. This concerns the brown hairstreak butterfly, and the ecological connectivity of the green corridor linking the Adur Valley floodplain, Hollands Lane, and the Downs Link through and adjacent to the application site. The presence of brown hairstreak eggs on several trees within Sandgate Nursery has been recorded again in a limited survey conducted by Sussex Wildlife Trust on 12 February 2026.

1. Brown Hairstreak and Application Site

The brown hairstreak is a Priority Species under the UK Biodiversity Action Plan and is listed under Section 41 of the NERC Act 2006, meaning the Council has a legal duty under Section 40 of that Act to have regard to its conservation when exercising its planning functions. This duty applies at every stage of the planning process, including the determination of reserved matters applications. The application site falls within a DEFRA Priority Area for Countryside Stewardship measures to conserve the brown hairstreak, as shown on DEFRA's MAGIC mapping. The species' primary habitat is present along the western and southern boundaries of the application site and along Hollands Lane.

CPRH raised the presence of this species specifically in its detailed objection to the application dated 31 May 2023, identifying both the DEFRA priority area mapping and the presence of suitable blackthorn habitat. This was not addressed in either the applicant's ecology reports or the officer's committee report. The new survey on 12 February 2026 confirms that the colony is still actively breeding in the area.

2. Deficiency in the Ecological Assessment

The ecology work submitted in support of the application comprised a Preliminary Ecological Appraisal (2022), Bat Activity Surveys (2022), Reptile Survey (2022), Great Crested Newt eDNA survey (2023), an Ecological Impact Assessment (2023), and two update walkover memoranda (2024 and 2025). Place Services reviewed these on three occasions on behalf of the Council. The brown hairstreak is not mentioned in any of these documents. There was no targeted invertebrate survey. There was no assessment of the site's function within the wider ecological network or of habitat connectivity between the Adur Valley, Hollands Lane, the site boundaries, and the Downs Link. Place Services' consultation responses likewise do not reference the brown hairstreak or ecological connectivity.

The officer's committee report (dated 3 February 2026) does not mention the brown hairstreak at any point. CPRH's objection raising the species is summarised only in general terms within the list of public representations. There is no substantive officer response addressing why a Section 41 species with recorded presence and suitable habitat on site was not considered material.

Furthermore, Henfield Neighbourhood Plan Policy 10 requires developments of more than 2 hectares or 50 dwellings to provide a Green Infrastructure Plan. This development is 3.76 hectares and proposes 82 units. No Green Infrastructure Plan was submitted, and the officer's report does not explain why this policy requirement was not applied.

3. The Green Corridor and Ecological Connectivity

The brown hairstreak cannot be conserved by measures affecting only the application site in isolation. The species depends on connected hedgerow networks across the landscape. Females range widely along hedgerow corridors to find suitable blackthorn for egg-laying. A

breeding population relies on the integrity of the connected habitat network, not on individual fields.

The application site sits within a critical section of the green corridor that runs from the Adur Valley floodplain northward along Hollands Lane (Bridleway 2583) and connects through to the Downs Link (National Cycle Route 223). Both Hollands Lane and West End Lane are identified in the Henfield Neighbourhood Plan as significant wildlife corridors. The site has mapped within a Biodiversity Opportunity Area under the Wilder Horsham project, a joint initiative between HDC and the Sussex Wildlife Trust to establish a Nature Recovery Network.

The insertion of 82 residential units with associated roads, lighting, and domestic activity into the centre of this corridor risks severing the ecological connectivity on which the brown hairstreak breeding colony depends. Isolated patches of retained blackthorn within a developed site, surrounded by lit roads and housing, are unlikely to sustain a viable population. The officer's report contains no analysis of this landscape-scale ecological issue. The committee was therefore not informed of this material consideration when approving the outline application.

4. Urgent Requests

CPRH asks the Council to take the following actions as a matter of urgency:

(a) Immediate Protection of Hedgerow Habitat

Brown hairstreak eggs are present on blackthorn stems from August through to the following spring. Any cutting, felling, or removal of blackthorn hedgerows on or adjacent to the site during this period would destroy the eggs and potentially damage the breeding colony. CPRH requests that the Council write immediately to the applicant and landowner to advise them that no cutting or removal of blackthorn hedgerows or scrub on the site boundaries should take place before the eggs have hatched (typically by late May), and that any such works at any time of year would need to be preceded by a brown hairstreak egg search by a suitably qualified ecologist. We note that condition 4 of the outline permission requires tree protective fencing before any development commences, and condition 27 requires all works to be carried out in accordance with the submitted ecology reports. While these conditions provide some general protection, they do not specifically address the brown hairstreak. We ask the Council to make clear to the applicant that the hedgerow habitat is of particular ecological sensitivity and that the Council's NERC Act duties require its protection.

(b) Notification to the Developer Regarding Reserved Matters

CPRH requests that the Council write to the applicant at the earliest opportunity to advise that reserved matters submissions will need to be supported by:

- 1. A targeted brown hairstreak egg search survey covering the site boundaries and the connected hedgerow network along Hollands Lane and toward the Adur Valley.*
- 2. An ecological connectivity assessment mapping the green corridor from the Adur Valley through Hollands Lane, the site, and the Downs Link, and identifying the features critical to maintaining that connectivity.*
- 3. A Green Infrastructure Plan as required by Henfield Neighbourhood Plan Policy 10.*
- 4. Specific design measures within the reserved matters layout, landscaping, and ecological management plans to protect the brown hairstreak and maintain corridor function, including dark buffer zones, hedgerow management prescriptions, and wildlife-sensitive lighting designed for invertebrates as well as bats.*

Early notification to the applicant is important so that these requirements can be factored into the design process from the outset, rather than being addressed reactively after a layout has been fixed.

c) Full Survey Requirement

The standard survey method for brown hairstreak is a winter egg search along hedgerows and scrub edges, carried out between November and March. A survey could therefore be carried out now if commissioned promptly. CPRH requests that the Council require the applicant to commission such a survey before the current survey window closes.

The legal basis for requiring this survey is clear. Condition 10 of the outline permission requires further supplementary ecological surveys for protected species concurrent with reserved matters. While the condition names only bats and reptiles, the Council's duty under Section 40 of the NERC Act 2006 applies to all Section 41 species and operates independently of the

specific condition wording. The Council cannot lawfully approve reserved matters without having had regard to the conservation of brown hairstreak if there is credible evidence of its presence. The DEFRA priority area mapping and local records provide that evidence.

We also draw attention to condition 11, which requires a Construction Environmental Management Plan for Biodiversity identifying “biodiversity protection zones” and practical measures to avoid or reduce impacts, and condition 20, which requires a Landscape and Ecological Management Plan. Both conditions are sufficiently broad in their wording to encompass measures for the brown hairstreak, but only if the species has first been identified through appropriate survey.

(d) Landscape-Scale Assessment of the Green Corridor

CPRH wishes to emphasise that the brown hairstreak breeding colony cannot be protected by measures confined to the application site alone. The survey and assessment work must extend beyond the red line boundary to evaluate the connectivity of the hedgerow network along Hollands Lane, the links to the Adur Valley floodplain to the south, and the connections to the Downs Link and wider countryside to the west and east.

The NPPF (paragraph 180 of the December 2024 version) requires planning decisions to contribute to the natural environment by establishing coherent ecological networks that are more resilient to current and future pressures. The reserved matters layout must be designed to maintain the functional ecological connectivity of this corridor. This means not merely retaining boundary hedgerows in situ, but ensuring they remain connected to the wider network, buffered from development by unlit zones of sufficient width, and managed under an appropriate rotational cutting regime.

CPRH would suggest that the Council consult the Sussex Wildlife Trust and the Wilder Horsham project team, who may hold relevant mapping and records, and the Sussex Biodiversity Record Centre for any additional brown hairstreak records in the locality.

5. Design Measures to be Secured at Reserved Matters

Should the survey confirm the presence of brown hairstreak, the following measures should be secured through the reserved matters layout, conditions, and the LEMP:

Hedgerow retention and dark buffer zones. The western and southern boundary hedgerows containing blackthorn and plum should be retained in their entirety and buffered from development by an unlit corridor of at least 10–15 metres between the hedgerow and any built form, road, or garden boundary. The parameter plan shows landscaping buffers on all boundaries, but their width and ecological function are not fixed. This is the single most important design intervention.

Hedgerow management regime. The LEMP should include a specific prescription for blackthorn management on a rotational cycle, cutting no more than one-third of the hedgerow in any year on a three-year rotation, with cutting carried out only between December and February (outside the egg-laying season of August–October and outside the nesting bird season). Annual flailing must be prohibited.

Wildlife-sensitive lighting. Condition 21 of the outline permission requires a lighting strategy but frames it around bats and dormice. The reserved matters lighting strategy should be required to address invertebrates as well. The western and southern boundary corridors must remain functionally dark.

Connectivity through the site. The reserved matters layout should maintain an ecologically functional connection between the northern boundary (West End Lane hedgerow), the western boundary, and the southern boundary (Hollands Lane).

Green links through the site using native hedgerow planting rather than ornamental landscaping would assist.

Bridleway works. The s106 includes a contribution toward surfacing of Bridleway 2583 along Hollands Lane. Any surfacing works must be designed with ecological advice to avoid damage to hedgerow root systems or removal of bankside vegetation. Hollands Lane’s function as a wildlife corridor depends on its current character as a tree-lined, largely unmanaged track.

Monitoring. The LEMP should include specific monitoring for brown hairstreak through winter egg searches at intervals of three and five years post-completion, with trigger thresholds for remedial action if the population declines.

6. Legal Framework

For the avoidance of doubt, the Council's duties in relation to this matter derive from:

- 1. Section 40 of the Natural Environment and Rural Communities Act 2006, which requires every public authority to have regard to the purpose of conserving biodiversity, including in particular having regard to the United Nations Environmental Programme Convention on Biological Diversity and to the list of species of principal importance published under Section 41.*
- 2. The brown hairstreak's inclusion on the Section 41 list of species of principal importance for the purpose of conserving biodiversity in England.*
- 3. The National Planning Policy Framework (December 2024), paragraph 180, which requires planning decisions to contribute to and enhance the natural environment by protecting and enhancing sites of biodiversity value and establishing coherent ecological networks.*
- 4. HDPF Policy 31 (Green Infrastructure and Biodiversity), which requires development to contribute to the enhancement of existing biodiversity and the wider ecological network.*
- 5. Henfield Neighbourhood Plan Policy 10 (Green Infrastructure and Biodiversity), which identifies West End Lane and Hollands Lane as significant wildlife corridors and requires a Green Infrastructure Plan for developments of this scale.*

These duties apply at reserved matters stage with the same force as at outline. The Council retains the power to refuse reserved matters applications that do not provide adequate ecological information or that would result in a layout harmful to protected species and the ecological network.

7. Conclusion

The outline approval establishes the principle of development and fixes access, but it does not fix the detailed layout, landscaping, or ecological management. The reserved matters stage is where these details will be determined, and it is at this stage that the brown hairstreak habitat and the green corridor will either be protected or functionally destroyed.

CPRH urges the Council to act now, before reserved matters applications are submitted, to ensure that the right surveys are carried out and the right design principles are communicated to the applicant. Waiting until a reserved matters application arrives and then reacting will be too late to influence the layout in a meaningful way.

We would welcome the opportunity to discuss these matters with officers and would be happy to share any local records or observations that may assist. We would also be grateful for confirmation that the Council will take the actions requested in Section 4 above.

Officers have responded to the content of the CPRH representation that raises issues not previously addressed in the Committee Report, below.

The Outline application submission was accompanied by a Preliminary Ecological Appraisal (PEA) and Ecological Impact Assessment. As part of the PEA, a desk study (which included use of Sussex Biodiversity Records Centre) and protected species assessment was conducted of the site, to identify the need for any further protected species surveys to ascertain the use of the site by these species and recommend appropriate mitigation.

The PEA conclusions reached on invertebrates were:

3.19. Grassland habitat onsite was species-poor, with a lack of flowering species beside frequent ragwort in the south of the site. Due to the size of the site and low botanical diversity of the grassland, it is considered likely that the invertebrate assemblage on site is unlikely to exceed 'site' value. As such, it is considered that invertebrates are not required to be assessed at EclA level.

These conclusions were not disputed when reviewed by the Council's consultant ecologist.

The Council cannot stop the removal of vegetation on the site (as the CPRH request 4(a)) if the Outline Permission has not yet been implemented. It is private land.

As per CPRH request 4(b) any reserved matters application would be informed and accompanied by up-to-date ecological survey evidence (not exclusive to bats and reptiles). This will include necessary mitigations (such as design measures within the layout).

On the CPRH request for an ecological connectivity assessment; accepted practice is for a desk study of records within 1–2 km of the site, alongside on-site habitat assessments (Phase 1). This was done in the Ecological Impact Assessment submitted at Outline Stage.

On the CPRH point of the Henfield Neighbourhood Plan Policy 10. It is not a requirement of this policy to submit a Green Infrastructure (GI) Plan (the GI Plan is referenced in the supporting text not the actual policy itself).

The individual neighbour representation (summarised as; Objection, due to Overdevelopment and settlement too small to cope with over population) raises no new issues not previously addressed in the Committee Report.

Overall Conclusions on material considerations arising since Committee Resolution

The matters arising are noted but Officers do not consider these to alter the overall planning balance that informed Member's resolution to grant Outline planning permission.

Completed S106 Legal Agreement

The S.106 legal agreement has been completed, and planning permission can now be issued.

Case Officer: Matthew Porter	Date: 30-06-2026
Authorising Officer: Adrian Smith	Date: 01/07/2026

1. Approved Plans

2. {b Outline Permission}:

(a) Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") for each phase shall be submitted to, and approved in writing by, the local planning authority before any development takes place on the relevant phase and the development shall be carried out as approved.

(b) Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

(c) The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

3. {b Submission of Reserved Matters}:

(a) The submission of reserved matters applications pursuant to this outline approval shall demonstrate broad compliance with the following Parameter Plan submitted as part of the Outline approval to fix the development principles:

- SNH/P23/102 Proposed Site Layout Parameter Plan Showing Area suitable for built form

Reason: To enable the Local Planning Authority to control the development in detail to ensure Reserved Matters compliance with development principles fixed at outline and to comply with Section 92 of the Town and Country Planning Act 1990.

4. **{\b Pre-commencement Condition}**: No development hereby approved shall commence, including works to construct the access point and/or demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the relevant part of the site, until the following preliminaries have been completed in the sequence set out below:
- a) A plan shall be submitted to show all trees on the relevant part of the site to be retained as well as those off-site whose root protection areas ingress into the relevant part of the site, such trees shall be fully protected 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 for that phase or sub-phase 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.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policies 25, 30, 32, 33 of the Horsham District Planning Framework (2015) and Policy 10 of the Henfield Neighbourhood Plan (2021).

5. **{\b Pre-commencement Condition}**: No development, including building demolition and removal of hardstanding, shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:
- a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
 - b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

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

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

6. **{\b Pre-commencement Condition}**: No development, with the exception of building demolition and removal of hardstanding, shall commence until the following components

of any drainage system for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters, such as a hydrogeological risk assessment, and details of the pollution prevention measures to be utilised. The development shall be carried out in accordance with the approved details.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to controlled waters during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015) and Policy 5 of the Henfield Neighbourhood Plan (2021).

7. **{\b Pre-commencement Condition}**: No development, with the exception of building demolition and removal of hardstanding, shall commence until, in accordance with the submitted FRA (30512 Flood Risk Assessment & Drainage Strategy Report Rev P10 June 2026, Sandgate Nurseries, Henfield by Price&Myers) and drawing numbers 30512/6000 REV P04 and 30512/6001 REV P02 (Below Ground Drainage Layouts Sheets 1&2), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- a) Surface water runoff rates will be attenuated to 5.3 l/s as stated within Section 5 Surface Water Run-Off Assessment of the FRA and Drainage Strategy.
- b) Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change).
- c) Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 3.3% annual probability critical rainfall event plus climate change to show no above ground flooding on any part of the site.
 - 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
- d) The design of the attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event.
- e) Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.
- f) Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
- g) A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development. Include following if appropriate. This will also include the ordinary watercourse and any structures such as culverts within the development boundary including the final outfall at Hollands Lane.

Reason: To prevent flooding in accordance with National Planning Policy Framework by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development and to ensure the flood risk is adequately addressed and not increased in accordance with Policy 38 in Horsham District Planning Framework (2015) and Policy 5 of the Henfield Neighbourhood Plan (2021).

8. **{\b Pre-Commencement Condition}**: The development, including building demolition and removal of hardstanding, hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. During site clearance, preparation and construction the dust and Air Emission Mitigation measures described on Table 17 of the Air Quality Assessment report (Redmore Environmental, June 2023) shall be adopted. The CEMP shall include details of the following relevant measures:
- a) Details of site management contact details and responsibilities;
 - b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including the anticipated number, frequency and types of vehicles used during construction:
 - i. Location of site compound,
 - ii. Location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - iii. Site offices (including location, height, size and appearance),
 - iv. Location of site access points for construction vehicles and details of traffic construction routing to and from the site,
 - v. Location of on-site parking by site operatives and visitors,
 - vi. Locations and details for the provision of wheel washing facilities and dust suppression facilities; and
 - vii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust; Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring.
 - c) The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
 - d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination, the erection and maintenance of security hoarding.

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 24, 33 and 40 of the Horsham District Planning Framework (2015).

9. **{\b Pre-Commencement Condition}**: The development, including building demolition and removal of hardstanding, hereby approved shall not commence until a Great Crested Newt Method Statement has been submitted to and approved in writing by the local planning authority. This shall contain precautionary mitigation measures and works to reduce potential impacts on Great Crested Newt during the construction phase. The measures and works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended)

and Policy 31 of the Horsham District Planning Framework (2015) and Policy 10 of the Henfield Neighbourhood Plan (2021).

10. **{\b Pre-commencement Condition}**: As part of each reserved matters application and prior to commencement of development, including building demolition and removal of hardstanding, further supplementary ecological surveys for protected species including bats and reptiles shall be undertaken to inform the preparation and implementation of the corresponding ecological measures required. The supplementary surveys shall be of an appropriate type for the above species and survey methods shall follow national good practice guidelines.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015) and Policy 10 of the Henfield Neighbourhood Plan (2021).

11. **{\b Pre-commencement Condition}**: As part of each reserved matters application and prior to commencement of development, including building demolition and removal of hardstanding, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To conserve protected and Priority species and allow the Local Planning Authority 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 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Policy 10 of the Henfield Neighbourhood Plan (2021).

12. **{\b Pre-Commencement Condition}**: No development, with the exception of building demolition and removal of hardstanding, shall commence until precise details of the existing and proposed finished floor levels and external ground levels of the

development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 25, 30, 32, 33 of the Horsham District Planning Framework (2015).

13. {\b Pre-commencement Condition}:

- i) No development, with the exception of building demolition and removal of hardstanding, shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
- ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015)

14. {\b Pre-commencement Condition}: No development, with the exception of building demolition and removal of hardstanding, shall commence unless and until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any dwelling shall take place until the approved works required to facilitate that dwelling have been completed. The foul drainage system shall be retained as approved thereafter.

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) and Policy 5 of the Henfield Neighbourhood Plan (2021).

15. {\b Pre-commencement Condition}: No development, with the exception of building demolition and removal of hardstanding, shall commence unless and until details and a method statement for interim and temporary drainage measures during the demolition and construction phases of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The site works and construction phase shall thereafter be carried out in accordance with approved method statement unless alternative measures have been subsequently approved by the Planning Authority.

Reason: As this matter is fundamental to ensure that the development to prevent flooding and pollution offsite in accordance with the NPPF and to comply with Policy 38 of the Horsham District Planning Framework (2015).

16. {\b Pre-Commencement Condition}: The development, with the exception of building demolition and removal of hardstanding, hereby approved shall not commence until an updated scheme of air quality mitigation has been submitted to and been approved in

writing by the Local Planning Authority. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document (Sussex Air quality and emissions mitigation guidance). The Air Quality Mitigation Plan so approved shall be implemented in full accordance.

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 and 41 of the Horsham District Planning Framework (2015).

17. **{\b Pre-commencement (slab level) Condition}**: No development, with the exception of building demolition and removal of hardstanding, above ground floor slab level shall commence until full details of all underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show coordination with the landscaping strategy and proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 25, 31, 32, 33 of the Horsham District Planning Framework (2015) and Policy 5 of the Henfield Neighbourhood Plan (2021)

18. **{\b Pre-commencement (slab level) Condition}**: As part of each reserved matters application and prior to development above slab level, a Biodiversity Enhancement Strategy for Protected and Priority species 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 to achieve stated objectives;
 - c) Locations of proposed enhancement measures by appropriate maps and plans;
 - d) Persons responsible for implementing the enhancement measures;
 - e) Details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Policy 10 of the Henfield Neighbourhood Plan (2021).

19. **{\b Pre-Occupation Condition}**: The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the contamination remediation scheme required and approved under the provisions of condition 5 has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5, unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the

development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

20. **{\b Pre-Occupation Condition}**: As part of each reserved matters application and prior to the first occupation of any dwelling, a Landscape and Ecological Management Plan (LEMP) must have been submitted to, and be approved in writing by, the local planning authority prior to the occupation of the development. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organisation responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures and future maintenance responsibilities and prescriptions for all areas of land including a plan showing parties responsible for the maintenance of different areas and their contact details including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured and the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details and the development shall thereafter be maintained in accordance.

Reason: To allow the Local Planning Authority 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 (Pwaterriority habitats & species) and to ensure a satisfactory development that is sympathetic to the landscape and character of the surroundings and in the interests of the setting of the Listed Building and visual amenity in accordance with Policies 30, 31, and 33, 34 of the Horsham District Planning Framework (2015) and Policy 10 of the Henfield Neighbourhood Plan (2021).

21. **{\b Pre-Occupation Condition}**: As part of each reserved matters application and prior to first occupation of any dwelling, a Lighting Design Strategy for Biodiversity for the site, in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) Identify those areas/features on site that are particularly sensitive for Hazel dormouse and bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) Show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under

no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority 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) and in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Policy 10 of the Henfield Neighbourhood Plan (2021).

22. **{\b Pre-Occupation Condition}**: No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: To ensure fire hydrants are provided for fire safety in accordance with Policies 32 and 39 of the Horsham District Planning Framework (2015) and Policy 5 of the Henfield Neighbourhood Plan (2021).

23. **{\b Pre-Occupation Condition}**: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan and 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; and to adhere to the following specifications to tree sizes at key corridors/important links and to reinforce street hierarchy:
- Details of all hard surfacing materials and finishes;
- Details of all boundary treatments;
- Details of long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility

The approved soft 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 or in accordance with a phased timetable to be agreed in writing by the local planning authority. The approved hard landscaping shall be fully implemented as approved following first occupation of the development.

Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) 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 character of the surroundings and in the interests of the setting of the Listed Building and visual amenity in accordance with Policies 30, 31, and 33, 34 of the Horsham District Planning Framework (2015) and Policy 10 of the Henfield Neighbourhood Plan (2021).

24. **{\b Pre-Occupation Condition}**: No dwelling shall be first occupied until the necessary inbuilding physical infrastructure and necessary external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection serving the respective dwelling has been provided.

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) and Policy 8 of the Henfield Neighbourhood Plan (2021).

25. **{\b Pre-Occupation Condition}**: The development hereby approved shall not be first occupied until a detailed drainage strategy verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with National Planning Policy Framework (2024) and Policy 38 in Horsham District Planning Framework (2015).

26. **{\b Pre-Occupation Condition}**: No part of the development hereby permitted shall be occupied until details of the access and the visibility splays for the access(es) serving the development (including the footway provision scheme on West End Lane and provision of a pedestrian/cycle/emergency access onto Hollands Lane) have been submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policy 4 of the Henfield Neighbourhood Plan (2021).

27. **{\b Regulatory Condition}**: All mitigation and and/or works shall be carried out in accordance with the details contained in the Memorandum relating to an Update Walkover (The Ecology Partnership, October 2025), Memorandum relating to an Update Walkover Survey (The Ecology Partnership, August 2024), Ecological Impact Assessment (The Ecology Partnership, January 2023), Preliminary Ecological Appraisal (The Ecology Partnership, December 2022), Bat Activity Surveys 2022 (The Ecology Partnership, December 2022), and Reptile Survey Report 2022 (The Ecology Partnership, December 2022), 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 Local Planning Authority 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) and Policy 31 of the Horsham District Planning Framework (2015) and Policy 10 of the Henfield Neighbourhood Plan (2021).

28. **{\b 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).

29. **{\b Regulatory Condition}**: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

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

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

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

31. **{\b Regulatory Condition}**: All built form of the development hereby approved shall be of a maximum of two-storey in scale.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and character of the surroundings and in the interests of the setting of the Listed Building and visual amenity in accordance with Policies 30, 31, and 33, 34 of the Horsham District Planning Framework (2015) and Policy 10 of the Henfield Neighbourhood Plan (2021).

INFORMATIVES

i) Section 59 of the 1980 Highways Act - Extraordinary Traffic The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

ii) Works within the Highway – Implementation Team The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place. Temporary directional signs to housing developments (Major apps only 10 units +) The applicant is advised that they must apply and obtain approval from West Sussex County Council as Highway

Authority for all temporary directional signs to housing developments that are to be located on the highway. Further details of the process and how to apply are available here <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/temporarydevelopment-signs/#overview>