Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1943
Greenacres , Hurston Lane, Storrington, West Sussex, RH20 4HH

DESCRIPTION:
Removal of Condition 2, 4, 5 and 11 of previously approved application DC/23/2090 (Variation of Condition 1 ,7, 8, 9, and 10 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 (PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout)) relating to water neutrality.

RELEVANT PLANNING HISTORY:

DC/21/1577	Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.)	Application Refused on 06.05.2022
DISC/21/0201	Approval of details reserved by conditions 5 and 8 to approved application DC/18/2744	Application Permitted on 01.03.2022
DISC/21/0222	Approval of details reserved by condition 7 on application DC/18/2744	Application Permitted on 01.03.2022
DISC/21/0242	Approval of details reserved by condition 7 on application DC/18/2744	Withdrawn Application on 02.03.2022
DISC/21/0261	Approval of details reserved by condition 6 to approved application DC/18/2744	Application Permitted on 01.03.2022
DISC/22/0277	Approval of details reserved by condition 2 to approved application DC/18/2744	Withdrawn Application on 18.11.2022
DC/22/2141	Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.)	Application Permitted on 16.06.2023
DC/23/1183	Application for matters reserved under application reference DC/18.2744 (Pins Ref: APP/Z3825/W/20/3246901) for the approval of appearance, landscaping and scale, relating to the demolition of the existing dwelling and redevelopment of the site to provide six residential dwellings with detached garages.	on
DISC/23/0176	Approval of details reserved by condition 2 to approved application DC/22/2141	Application Permitted on 22.02.2024

DISC/23/0177	Approval of details reserved by condition 3 to approved application DC/22/2141	Application Permitted on 06.11.2023
DC/23/2090	Variation of Condition 1,7,8,9, and 10 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.))	Application Permitted on 22.05.2024
DISC/24/0141	Application for Approval of Details Reserved by Condition 6 to approved application DC/22/2141	Application Permitted on 05.08.2024
DISC/24/0142	Application for Approval of Details Reserved by Condition 6 to approved approed application DC/23/2090	Application Permitted on 05.08.2024
DISC/24/0143	Application for Approval of Details Reserved by Condition 16 to approved application DC/18/2744	Application Permitted on 05.08.2024
DISC/24/0144	Application for Approval of Details Reserved by Condition 15 to approved application DC/18/2744	Application Permitted on 05.08.2024
DISC/24/0145	Application for Approval of Details Reserved by Condition 14 to approved application DC/18/2744	Application Permitted on 05.08.2024
DISC/24/0154	Approval of details reserved by condition 19 to approved application DC/18/2744	Application Permitted on 20.08.2024
DC/24/1048	Non Material Amendment to previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.)) to amend the garden amenity areas to plots 5 and 6 to provide access to the rear paddock for maintenance and access for UK Power Network to maintain high voltage power lines on the Western boundary of the paddock. Erection of new timber field gates.	Application Refused on 14.01.2025
DC/24/1523	Variation of Conditions 1, 7, 8, 9 and 10 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744, Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.)) for revision of the boundary between plots 5 and 6 to allow for the creation of a grass surfaced access to the rear paddock for maintenance and access for UK Power Network to maintain high voltage power lines on the western boundary of the paddock. Erection of new timber field gates.	Application Permitted on 07.03.2025
DISC/25/0089	Approval of details reserved by condition 10 to approved application DC/18/2744 (APP/Z3825/W/20/3246901).	Application Permitted on 14.05.2025
DISC/25/0159	Approval of details reserved by condition 4 to approved application DC/22/2141	Application Permitted on 11.07.2025
DISC/25/0160	Application for Approval of Details Reserved by Condition 4 to approved application DC/23/2090	Application Permitted on 11.07.2025

DISC/25/0161	Application for Approval of Details Reserved by Condition 4 to approved application DC/24/1523	Application Permitted on 11.07.2025
DISC/25/0231	Application for Approval of Details Reserved by Condition 5 to approved application DC/24/1523	on
DISC/25/0232	Application for Approval of Details Reserved by Condition 5 to approved application DC/22/2141	on
DISC/25/0233	Application for Approval of Details Reserved by Condition 5 to approved application DC/23/2090	on
DC/25/1941	Removal of Condition 2, 4, 5, and 11 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout)) relating to water neutrality.	on
DC/25/1942	Removal of Condition 2, 4, 5 and 11 of previously approved application DC/24/1523 (Variation of Conditions 1, 7, 8, 9 and 10 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744, Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout)) relating to water neutrality.	on

DESCRIPTION OF THE SITE

The application site originally comprised of Greenacres, a large two storey dwelling of circa 1930s construction, associated amenity land and former nursery land situated to the rear of Greenacres, now utilised for residential purposes. The application site occupies an area 0.53ha and stretches ~160m west of Hurston Lane. The main element of the site is found to the rear of the primary north-south building line oriented on Hurston Lane, is bounded by residential development oriented on 'Saxon Ride' to the south, and by open paddock land to the north and west.

The site benefits from established boundary hedging, maintained in excess of 2m in height, on the eastern and north-eastern site boundaries, with post-rail fencing found at the western and north-western site boundaries and typical closeboard 1.8m fencing separating the application site from the adjacent Maple Cottage. The site benefits from a pre-existing highway access, and a private track that runs adjacent to the southern boundary of the site that affords access to Maple Cottage. Several mature trees are found within the application site, including a significant Oak that is protected under a tree-preservation order (TPO/1518).

Surrounding dwellings are of a typical mid-20th century character, however, there is notable diversity in individual character, with no prevailing vernacular, colour or material palette that could be said to be characteristic of the area. Historic Ordnance Survey mapping reveals that Greenacres, and other dwellings to the north and south of the site west of Hurston Lane, formed part of a 1930s residential development originally non-contiguous to Storrington, that was subsequently incorporated into the growth of Storrington by virtue of the Hormare Estate development to the east and south-east of the site.

The application site straddles the built-up area boundary of Storrington, with Greenacres and its associated garden falling within the built-up area, and land to the west falling outside the built-up area. Aside from the tree-preservation order mentioned above, the site is otherwise not situated within any statutory landscape, heritage or environmental designation.

The site is currently under construction.

DESCRIPTION OF THE APPLICATION

This application is submitted to remove all conditions relating to water neutrality. These are considered to be 2, 4, 5, and 11.

It should be noted that as well as the original Reserved matters permission (DC/22/2141) the same conditions are sought to be removed from the subsequent S73 application DC/24/1523 via different S73 applications (DC/25/1942).

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Storrington, Sullington and Washington Neighbourhood Plan (2019):
Policy 1 – A Spatial Plan for the Parishes
Policy 8 – Countryside Protection
Policy 14 – Design
Policy 15 – Green Infrastructure & Biodiversity
Policy 17 – Traffic & Transport
Policy 18 – Car 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 1 year. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing

development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

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

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

Consultations:
INTERNAL CONSULTATIONS

HDC Environmental Health: Comments

We have reviewed the above application and have the following comments to make:

1. Could the applicant provide a letter from the water provider to confirm that they have agreed to connect the development?

2. Should the borehole supply be connected to any of the dwellings for potable water use in the future, Environmental Health must be notified.

Parish Comments:
Parish Council: No Comments/ Neutral

Member Comments:
None received

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

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

PLANNING ASSESSMENT

This application seeks to remove the four conditions listed in full below. The conditions listed below all relate to the installation of a borehole to provide all water requirements for the development. These conditions secured the mitigation scheme and its ongoing maintenance and testing. The site is now proposed to be fully serviced by mains water and a mains water installation agreement has been provided to show that Southern water are undertaking the works for the supply of domestic water on the site. If the original borehole supply is to be connected to any of the dwellings in the future, the applicants are required to notify Environmental Health as this would be a regulated supply.

Condition 2
Pre-Commencement (Slab-Level): No development above ground floor slab level of the dwellings hereby permitted shall take place until a mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority that demonstrates how the water from the borehole(s) will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent). The mitigation scheme shall then be implemented in full prior to first occupation of any dwelling and shall be retained and maintained at all times thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Condition 4
Pre-Occupation Condition: No dwelling shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from the tap within the dwelling(s) been a) sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies b) has been analysed by a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification and c) meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent).

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Condition 5

Pre-Occupation Condition: The development hereby approved shall not be occupied/brought into use until a Private Water Supply Management Plan (PWSMP) has been submitted to and approved in writing by the Local Planning Authority. The PWSMP shall include, but not necessarily be limited to, the following information:

i. A Regulation 6 risk assessment risk assessment (or subsequent superseding equivalent), undertaken by a suitably competent and experienced person in accordance with relevant guidance and statutory requirements, before the private water supply is brought into use; and at least once every five years thereafter.
ii. Details of the review of the risk assessment, undertaken in accordance with relevant guidance and statutory requirements, at least every 5 years or such other shorter period as determined by the risk assessment or required by regulation.
iii. Detail on the sampling and testing regime, undertake in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the outcome of the above-mentioned risk-assessment along with detail on how any failure of any samples will be investigated and managed.
iv. Detail on what type of treatment has been installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
v. Detail on the maintenance, servicing and cleaning of the pump, pumphouse, water treatment equipment, tanks, 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.
vi. Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
viii. A named person for residents to contact (24/7) in an event of a failure or issue with the private water supply;

The management plan shall be implemented as approved and maintained for the lifetime of the development. The management plan shall be reviewed annually and any revisions shall be submitted to and approved in writing by 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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Condition 11.
Regulatory Condition: No unit hereby permitted shall be connected to or draw supply from the mains water supply except for emergency purposes in the event of a temporary failure of the borehole. Where a temporary failure has occurred, the occupiers shall immediately undertake the contingency measures set out in the Private Water Supply Management Plan (PWSMP) agreed under condition 2 until such time as the system is fully operational. The occupiers of each unit shall keep an ongoing record of all water taken from the mains supply and hold written evidence to explain why it was necessary as an exceptional measure to take water from the mains supply.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Justification for the removal of conditions

Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities

within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advised the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. Given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites. It is though recognised that Southern Water have separately made significant water savings in 2024/25 through a programme of leakage reduction which has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated mains water consumption from this development (some 1971.2 litres per day), alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day. This is based on all new residential development achieving the Building Regulations Part G Optional Technical Standard of 110 litres per person per day, as required under Policy 37 of the HDPF. In this case condition 9 of DC/18/2744 included the following condition that would still be required to be complied with:

> 9) The dwellings hereby permitted shall not be occupied until optional requirement G2 to the Building Regulations 2010 (as amended) to limit water usage of that dwelling to 110 litres per person per day has been achieved. Water limiting measures to meet this standard shall thereafter be retained.

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

Accordingly, the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF. The conditions relating to water neutrality and the borehole in particular can now be removed.

Conclusions:

As water neutrality can now be addressed through the strategic measures above, it is acceptable and appropriate to remove the conditions relating to the original method of meeting water neutrality.

Recommendation: Application Permitted

Conditions:

1 Plans list

2 N/A

3 **Regulatory Condition**: The scheme for attenuation measures to mitigate any adverse impacts identified in the acoustic assessment as approved under DISC/23/0177 by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

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

4 N/A

5 N/A

6 **Pre-Occupation Condition**: Prior to the first occupation of any dwelling hereby permitted, provision for the storage of refuse and recycling shall be made for that dwelling in accordance with details approved under DISC/24/0142. The provision for the storage of refuse and recycling shall thereafter be retained for use at all times.

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

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan FARM21-04-A402G Proposed Site Layout Plan. and shall be thereafter retained as such.

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

8 **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 garage 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).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed in accordance with EV Charging as shown on FA-RM21-04-A430C. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition**: The landscaping scheme, as indicated on the approved plans (NC21.659-P-202revA, NC21.659-P-201 Rev G, NC21.659-LSP01A, NC21.659-P-203, 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).

11 N/A

12 **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, B and / or E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the size of the dwellings and outbuildings permitted in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: The garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.
Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The applicant is advised that if the original borehole supply is to be connected to any of the dwellings in the future then they are required to notify the Council's Environmental Health department as this would be a regulated supply.

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

Plans list for: DC/25/1943
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Cover letter	NONE	26.11.2025
Supporting Statement		NONE	26.11.2025
Supporting Statement		NONE	26.11.2025

Plans List for: DC/23/2090

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed (plot 6)	FA-RM21-04-A425D	17.11.2023
Floor plan	Proposed roof (plot 6)	FA-RM21-04-A424D	17.11.2023
Layout plan	EV Charging Points	FA-RM21-04-A430C	17.11.2023
Layout plan	Proposed Cycle Storage	FA-RM21-04-A431C	17.11.2023
Elevation & Floor plan	Pump House roof	FA-RM21-04-A434A	17.11.2023
Block plan	Proposed	FA-RM21-04-A401D	17.11.2023
Site plan		FA-RM21-04-A402G	17.11.2023

Layout plan	Proposed plot 1	FA-RM21-04-A403C	17.11.2023
Floor plan	Proposed plot 1 roof	FA-RM21-04-A404B	17.11.2023
Elevation & Floor plan	Proposed plot 1 garage roof	FA-RM21-04-A406D	17.11.2023
Layout plan	Proposed plot 2	FA-RM21-04-A407C	17.11.2023
Elevation & Floor plan	Proposed plot 2 garage roof	FA-RM21-04-A410C	17.11.2023
Layout plan	Proposed plot 3	FA-RM21-04-A411C	17.11.2023
Floor plan	Proposed plot 3 roof	FA-RM21-04-A412C	17.11.2023
Elevation & Floor plan	Proposed plot 3 garage roof	FA-RM21-04-A414C	17.11.2023
Layout plan	Proposed plot 4	FA-RM21-04-A415C	17.11.2023
Floor plan	Proposed plot 4 roof	FA-RM21-04-A416C	17.11.2023
Elevation plan	Proposed plot 4	FA-RM21-04-A417C	17.11.2023
Elevation & Floor plan	Proposed plot 4 garage roof	FA-RM21-04-A418C	17.11.2023
Layout plan	Proposed Plot 5	FA-RM21-04-A419C	17.11.2023
Floor plan	Proposed plot 5 roof	FA-RM21-04-A420C	17.11.2023
Elevation plan	Proposed plot 5	FA-RM21-04-A421C	17.11.2023
Supporting Statement		NONE	17.11.2023
Layout plan		MAINTENANCE PLAN NC21.659-P-202 REV A	18.03.2024
Details plan		SOFT LANDSCAPE PLAN NC21.659-P-201 REV G	18.03.2024
Details plan		SOFT LANDSCAPE SPECIFICATION Ref: NC21.659-LSP01A	18.03.2024
Details plan		NC21.659-P-203 Generic tree pit detail with root barrier	18.03.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 08.01.2026

Authorising Officer sign/initial Adrian Smith Date: 12/01/2026