



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

**Old Springfield Farm Springfield Lane Colgate Horsham
Demolition of dwelling, stable buildings and pole barn. Construction of replacement dwelling
with link attached garage.**

Your application DC/21/0343 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

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

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

Community Infrastructure Levy (CIL)

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

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

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

Yours Sincerely,

Barbara Childs
Director of Place

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

Application Number: DC/21/0343

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

On behalf of: Mr and Mrs R Weaver

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

Demolition of dwelling, stable buildings and pole barn. Construction of replacement dwelling with link attached garage.

Old Springfield Farm Springfield Lane Colgate Horsham

to be carried out in accordance with Application No. DC/21/0343 submitted to the Council on 26/03/2021 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 21/05/2021

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

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		RW/21/01	12.02.2021
Block plan	Proposed	RW/21/03	26.03.2021
Elevation plan	Sections as Proposed	RW/21/11	12.02.2021
Site plan	Existing	RW/21/02	26.03.2021
Elevation & Floor plan	Existing	RW/21/04	12.02.2021
Elevation & Floor plan	Existing	RW/21/06	12.02.2021
Elevation plan	Sections as Proposed	RW/21/12	12.02.2021

Elevation & Floor plan	Section, Roof as Proposed Garage	RW/21/10 A	26.03.2021
Elevation & Floor plan	Proposed	RW/21/05	12.02.2021
Elevation & Floor plan	Existing	RW/21/08	12.02.2021
Elevation & Floor plan	Existing	RW/21/07	12.02.2021
Floor plan	Proposed Ground and First Floor and Context Elevations	RW/21/09	12.02.2021
Supporting Statement	Energy and Sustainability Statement	NONE	12.02.2021
Design & Access Statement	Planning	NONE	12.02.2021
Supporting Statement	Landscape and Visual Impact Assessment	NONE	12.02.2021

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

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

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

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

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

- 4 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved 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).

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

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

- 6 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

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

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

- 7 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be first occupied unless and until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

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

- 8 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with the approved drawings. The car parking spaces permitted shall thereafter be retained as such for their designated use.

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

- 9 **Post-Occupation Condition:** Upon the occupation of the replacement dwelling hereby permitted the existing buildings to be removed, as indicated on drawing no. RW/21/01, shall cease to be used for any purpose whatsoever and within a period of 2 months thereafter such existing buildings shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority

detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: 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).

- 11 **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) the dwelling hereby permitted shall not be extended and no outbuilding shall be placed within the incidental curtilage without express planning consent from the Local Planning Authority first being obtained.

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

Note to Applicant

The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

Note to Applicant

- The applicant is advised that a public access right has precedence over a private access right. Where a PROW runs along a route also used for private access purposes, usually for private vehicle access, this shared use has the potential for accident or injury - the applicant must consider how access is managed so the public is not endangered or inconvenienced.
- Any alteration to or replacement of the existing boundary with the PROW, or the erection of new fence lines, must be done in consultation with the WSCC PROW Team to ensure the legal width of the path is not reduced and there is no unlawful encroachment.
- No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980.
- It is an offence to damage the surface of a PROW without the prior consent of the WSCC PROW Team. The applicant must supply a specification and secure the approval of the WSCC PROW Team before works affecting the PROW begin, even if the surface is to be improved. Where a PROW surface is damaged and there was no prior consent, the applicant will be liable and required to make good the surface to a standard satisfactory to the WSCC PROW Team.

Note to Applicant – Community Infrastructure Levy (CIL):

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

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

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

Note to Applicant

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

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

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

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email daniel.raymond@horsham.gov.uk or phone 01403 733144.

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

Amendments

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

Monitoring

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

Right of Appeals

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

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

served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

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

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

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

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



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/21/0343

Old Springfield Farm, Springfield Lane, Colgate, Horsham, West Sussex, RH12 4TA

DESCRIPTION:

Demolition of dwelling, stable buildings and pole barn. Construction of replacement dwelling with link attached garage.

RELEVANT PLANNING HISTORY:

DC/20/0818	Demolition of existing dwelling and outbuildings. Application Permitted on
	Erection of replacement dwelling with a detached garage 21.10.2020

SITE AND SURROUNDS

Old Springfield Barn is situated in the countryside outside of the Built-Up-Area and currently consist of a dwelling, a brick built workshop with flat above and pole barn and two stable blocks.

DETAILED DESCRIPTION

Planning permission is sought for the construction of a new dwelling following the demolition of Old Springfield Farm dwelling, a pole barn and two stable blocks (comprising 7 x stables). A brick built garage/store/workshop building with a first floor flat together and an open sided steel frame barn will be retained as part of the proposal. It is also proposed to construct a link attached garage building with incidental office and store space at first floor level.

The proposed replacement dwelling is a two-storey building comprising five bedrooms. The new dwelling will be re-sited on site just to the west of the existing dwelling and adjacent to the garage/store/workshop to be retained. The replacement dwelling has been moved eastwards in the plot on this resubmission and a larger front gable has been introduced.

The existing access from Springfield Lane will be retained and car parking is included to the front of the new dwelling and garage building along with a turning circle.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25- Strategic Policy: The Natural Environment and Landscape Character

Policy 26- Strategic Policy: Countryside Protection

Policy 28- Replacement Dwellings and House Extensions in the Countryside

Policy 30- Protected Landscapes

Policy 31- Green Infrastructure and Biodiversity

Policy 32- Strategic Policy: The Quality of New Development

Policy 33- Development Principles

Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:

Colgate has not been designated as a Neighbourhood Plan area.

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: No Preliminary Environmental Risk Assessment has been submitted with the application. If the application is approved it is recommended that the condition relating to ground contamination, as attached to the previously approved application DC/20/0818, should be maintained.

OUTSIDE AGENCIES

WSCC Highways: The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

WSCC Rights of Way: (Consulted on previous application) Public footpath 2814 runs immediately adjacent to the southern boundary of the site still within the ownership of the applicants. Public footpaths 1699 and 1699_1 run to the east and north of the site but should not be adversely affected by the development. Although footpath 2814 is adjacent to the development it should also not be adversely affected. Points made in respect of rights of way.

Southern Water: There are no public foul and surface water sewers in the area to serve this development. The applicant is advised to examine alternative means of foul and surface water disposal.

The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to: Developer.Services@southernwater.co.uk It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

High Weald AONB: It is the responsibility of the Local Planning Authority to decide whether the application meets legislative and policy requirements in respect of AONBs. Section 85 of the Countryside and Rights of Way Act 2000 requires local authorities to have regard to 'the purpose of conserving and enhancing the natural beauty of AONBs' in making decisions that affect the designated area. The National Planning Policy Framework paragraph 172 requires great weight to be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas. The scale and extent of development within these designated areas should be limited.

West Sussex Fire and Rescue Service: A planning condition for application no. DC/21/0343 for the requirement of an additional fire hydrant. Currently the nearest Hydrant to these proposed properties is 650 metres away. The supply of water for firefighting for a domestic premises should be within 175 metres.

Parish Comments:

The Parish council has the following comments:

- Would like to see the footpath clearly defined on the site plan.
- In the new position, the large dwelling will be more prominent.

Representations:

None received

HUMAN RIGHTS

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

Principle of Development:

Policy 28 of the HDPF allows for replacement dwellings to be constructed in the open countryside provided that the development can be accommodated appropriately within the curtilage of the existing dwelling, the property is not derelict, is replaced on a one for one basis, is not disproportionate to the size of the existing dwelling and is in sympathy with and subservient to the scale and character of the existing dwelling.

The application is effectively an amendment to a previously granted scheme under DC/20/0818. As before, the proposal involves a replacement dwelling located within an existing residential curtilage. The property is to be replaced on a one-for-one basis, is not derelict and can be accommodated within the curtilage of the existing dwelling. The proposed dwelling would represent a sizeable increase in the level of accommodation currently provided on the site. It is though acknowledged that a number of existing buildings are intended for demolition and that the site is well screened from the public realm, with the immediate surroundings characterised by sporadic residential dwellings of varying form and scale. It is considered that in the absence of any adverse visual impact arising from the replacement dwelling, which is considered below, that the scale of the replacement dwelling would not be an overriding reason to refuse planning permission.

In principle no objections to the replacement of the existing dwelling are therefore raised subject to detailed considerations.

Character and Appearance:

Policies 25, 32 and 33 of the HDPF promote development which is of high quality design, and is sympathetic to the distinctiveness of the dwelling and surroundings; development should protect, conserve and enhance the landscape character, taking account of the natural environment, landscape and landform pattern to which it forms a part. Policy 28 of the HDPF, which relates specifically, to replacement dwellings additionally requires replacement dwellings to not be disproportionate to the size of the existing dwelling and be in keeping with the scale and character of the existing dwelling.

The application proposes a two-storey gable roofed property which would be set further east than the approved dwelling with a detached garage sited to the east. The proposed dwelling and garage would not be particularly reflective of the existing building, which has a low-key rural character, and would result in a significant increase in the amount of built-form on the site. This would be visible from adjoining rights of way. The proposal is though considered to represent a minor increase in relation to the current built-form on the site in its entirety and it is noted that the scale would be secondary to the vegetation which encloses the site. With the site benefitting from established and effective boundary screening which together with the proposed scale and siting is considered sufficient to ensure that the proposed dwelling would not appear unduly prominent or intrusive in views from the surrounding area; instead appearing as a large dwelling set within an appropriately large plot. The design and detailing would result in a modern clean finish to the dwelling which would provide more visual interest than the existing bungalow on the site. The amendments to the front gable, increasing its width across the property are considered to continue to fit well with the character of the proposed building. The final material palette has not yet been finalised, with details required by condition and a note to applicant recommended to require

consideration be given to the roof and brick colours proposed being based on the underlying soil and reference to the High Weald Colour Study.

It is considered that demolition of the existing garage / workshop building and a barn, as secured through condition on the existing planning permission, is not necessary in order for the proposed development to be acceptable. It is acknowledged that the increased scale of the building and retention of all existing buildings could result in the proliferation of development on the site, and a condition is recommended to secure the demolition of the remaining buildings identified for demolition.

The application site does not feature any protected trees and any necessary works to existing planting could take place without the need for planning permission. The Landscape and Visual Impact Assessment which accompanies the application recommends some mitigation through a landscaping strategy / masterplan, and an appropriate condition is recommended to secure further details. This approach would reinforce existing positive characteristics of the site and help to assimilate the dwelling into the immediate surroundings. These measures, which are indicated as including a new native hedge, would also provide a biodiversity enhancement.

Taking into account the above, it is considered that the proposal represents an appropriate form of development which would not have a detrimental impact on the surrounding area and would reinforce the special qualities of the High Weald AONB, in accordance with policies 28, 30, 32 and 33 of the HDPF.

Impact on Neighbouring Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposed dwelling would retain considerable separation from adjoining properties, and the resulting relationship is considered sufficient to prevent any unacceptable impacts on neighbouring amenity.

Highways Impacts:

Policies 40 and 41 of the HDPF state that development should provide safe and adequate access, suitable for all users.

The proposal would make use of the existing access arrangements, with the Highway Authority noting that there are no apparent visibility issues at the junction which already supports a number of daily movements. The proposed layout makes sufficient provision for on-site parking and manoeuvring and no residual impacts would result on the immediate surroundings. The proposed garage would provide secure and covered cycle parking. For the reasons outlined there are no objections to the proposal on highway grounds, and the proposal would not have an unacceptable impact on highway safety or result on severe cumulative impacts on the highway network.

Conclusions:

This application is a resubmission of DC/20/0818 with amendments to the front elevation and the siting within the plot, as well the retention of the pole barn and workshop building. These amendments are not considered to have an impact to an extent that would result in unacceptable harm to the amenity of neighbours or the design and character of the development. This application is therefore recommended for approval subject to the same conditions as were attached to DC/20/0818.

Recommendation: Application Permitted

Conditions:

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

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

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

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

- 4 **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 110 litres per person per day. The subsequently approved 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).

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

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

- 6 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

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

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

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

- 8 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until the car parking spaces, including the garage, necessary to serve it have been constructed and made available for use in accordance with the approved drawings. The car parking spaces permitted shall thereafter be retained as such for their designated use.

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

- 9 **Post-Occupation Condition:** Upon the occupation of the replacement dwelling hereby permitted the existing buildings to be removed, as indicated on drawing no. RW/21/01, shall cease to be used for any purpose whatsoever and within a period of 2 months thereafter such existing buildings shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: 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).

- 11 **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) the dwelling hereby permitted shall not be extended and no outbuilding shall be placed within the incidental curtilage without express planning consent from the Local Planning Authority first being obtained.

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

Note to Applicant

The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

Note to Applicant

- The applicant is advised that a public access right has precedence over a private access right. Where a PROW runs along a route also used for private access purposes, usually for private vehicle access, this shared use has the potential for accident or injury - the applicant must consider how access is managed so the public is not endangered or inconvenienced.
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- No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980.
- It is an offence to damage the surface of a PROW without the prior consent of the WSCC PROW Team. The applicant must supply a specification and secure the approval of the WSCC PROW Team before works affecting the PROW begin, even if the surface is to be improved. Where a PROW surface is damaged and there was no prior consent, the applicant will be liable and required to make good the surface to a standard satisfactory to the WSCC PROW Team.

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/21/0343

(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
Location & Block plan		RW/21/01	12.02.2021
Block plan	Proposed	RW/21/03	26.03.2021
Elevation plan	Sections as Proposed	RW/21/11	12.02.2021
Site plan	Existing	RW/21/02	26.03.2021
Elevation & Floor plan	Existing	RW/21/04	12.02.2021
Elevation & Floor plan	Existing	RW/21/06	12.02.2021
Elevation plan	Sections as Proposed	RW/21/12	12.02.2021
Elevation & Floor plan	Section, Roof as Proposed Garage	RW/21/10 A	26.03.2021
Elevation & Floor plan	Proposed	RW/21/05	12.02.2021
Elevation & Floor plan	Existing	RW/21/08	12.02.2021
Elevation & Floor plan	Existing	RW/21/07	12.02.2021
Floor plan	Proposed Ground and First Floor and Context Elevations	RW/21/09	12.02.2021
Supporting Statement	Energy and Sustainability Statement	NONE	12.02.2021
Design & Access Statement	Planning	NONE	12.02.2021



REV	DESCRIPTION	DATE
1	CLIENT	REBECCA WEAVER
2	CONTRACT	OLD SPRINGFIELD FARM, SPRINGFIELD LANE, COLGATE, WEST SUSSEX
3	TITLE	SITE SURVEY
4	SCALE	1/200
5	DATE	18/11/19
6	BY	mg
7	NUMBER	x1260/200
8	REV/N	
Garden Garden Surveys Land Surveyor 11200 0001 "Ironwell Barn" Mark Cross Bentleyfield TNS 3NS Telephone - 07525-753123		
AutoCAD E-mail - info@acadmapping.com THIS DRAWING IS AVAILABLE ON DISK		
GODFREY GARDEN SURVEYS		

Key

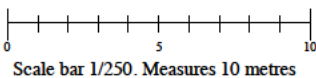
- Remove buildings
- New Buildings
- Keep buildings
- Red line = outline of proposed site
- Blue line = outline of property
- Light blue line and colour = stream or pond

Based on Drawing submitted as Planning Application
one of eleven drawings numbered RW/1901A, 02A, 03A, 04, 05, 06, 07A, 08, 09A, 10A, 11A and supporting documents.
28/04/2020
Horsham DC Ref: DC/20/0818
Planning permission granted 21/10/2020 with eleven conditions. Valid for 3 years

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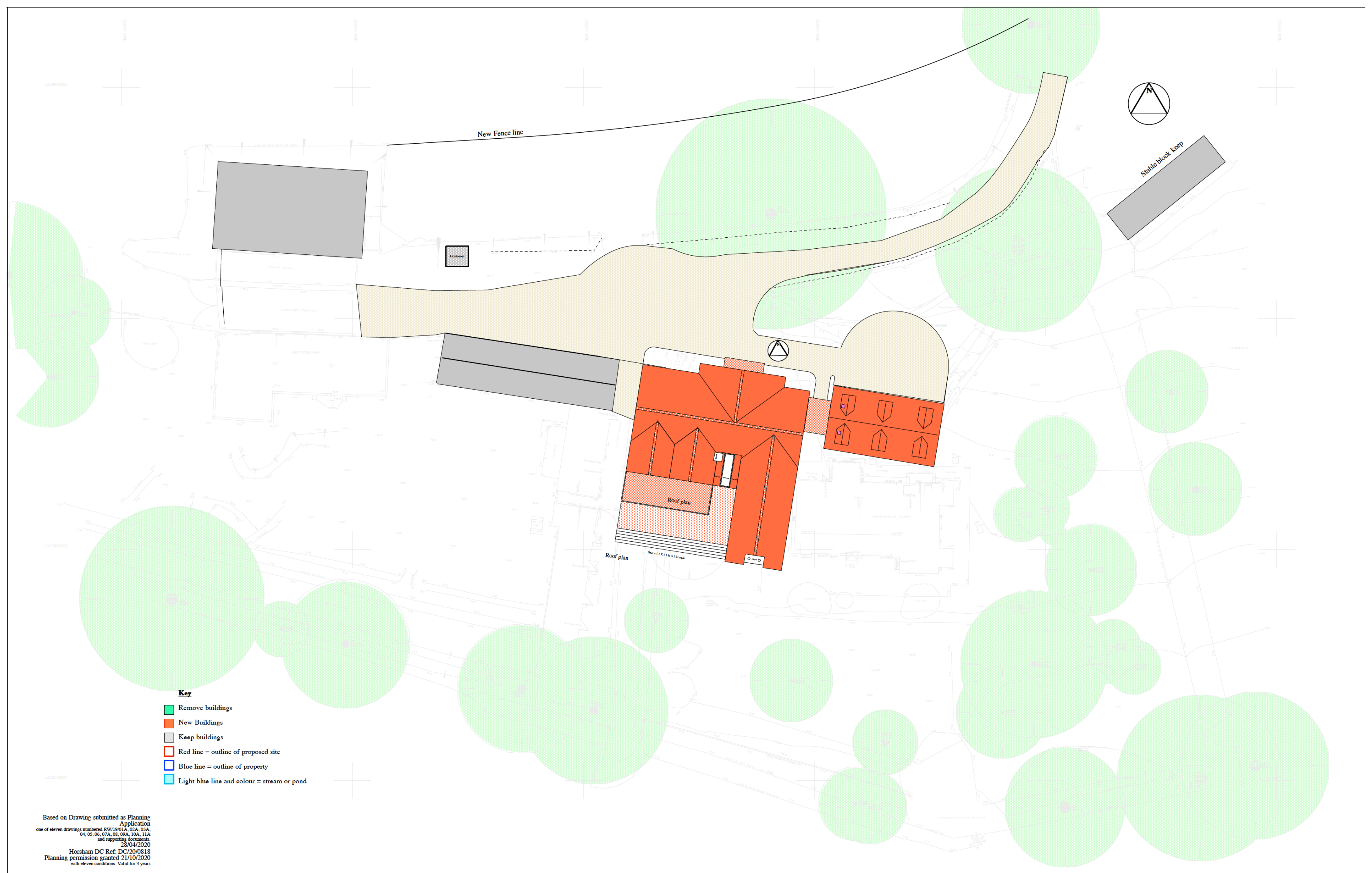
Client: Mr and Mrs Weaver
Location: Old Springfield Farm

Original size A2



This drawing is Copyright: Refer to Architect concerning Licence for use.
Date: November 2019 Drawn : SER Scale(s): 1:250

Title of project: 1. Replacement House.
Title: Existing Site Plan
Drawing No: RW/21/02



Based on Drawing submitted as Planning Application
one of eleven drawings numbered RW/19/01A, 02A, 03A, 04, 05, 06, 07A, 08, 09A, 10A, 11A and supporting documents.
25/04/2020
Horsham DC Ref: DC/20/0818
Planning permission granted 21/10/2020 with eleven conditions. Valid for 3 years

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Client: **Mr and Mrs Weaver**

Location: **Old Springfield Farm**

This drawing is Copyright: Refer to Architect concerning Licence for use.
Date: **November 2019** Drawn : **SER** Scale(s): **1:250**

Title of project: 1. Replacement House and Garage.

Title: Proposed Site Plan

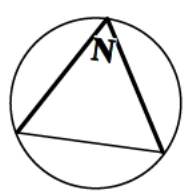
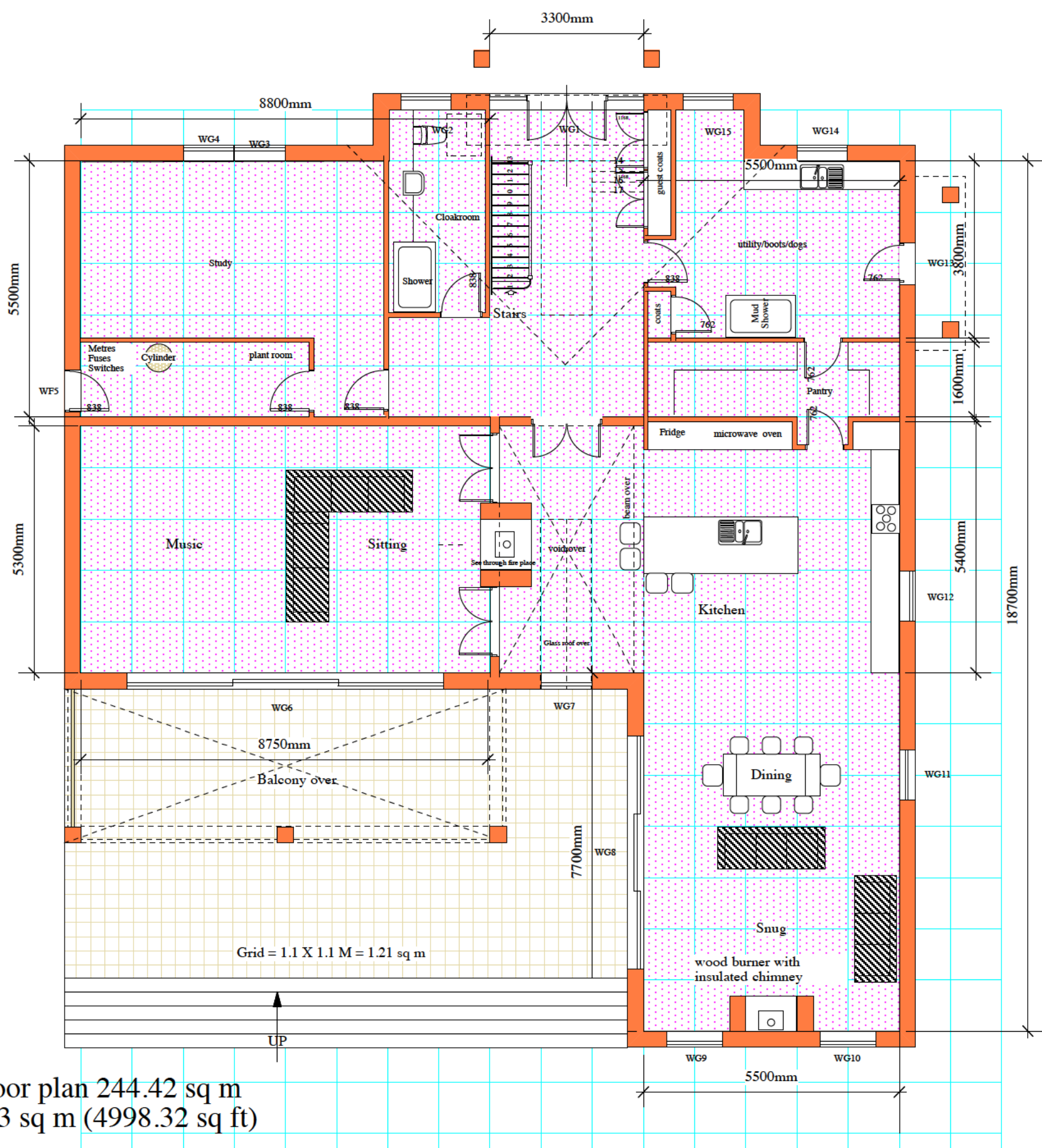
Drawing No: **RW/21/03**



CONTEXT ELEVATION SCALE 1:200

Front North Elevation

North Elevation



First floor plan 219.01 sq m

Ground floor plan 244.42 sq m
Total 463.43 sq m (4998.32 sq ft)

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Client: Mr and Mrs Weaver

Location: Old Springfield Farm

Original size A2



Scale bar 1/100. Measures 10 metres

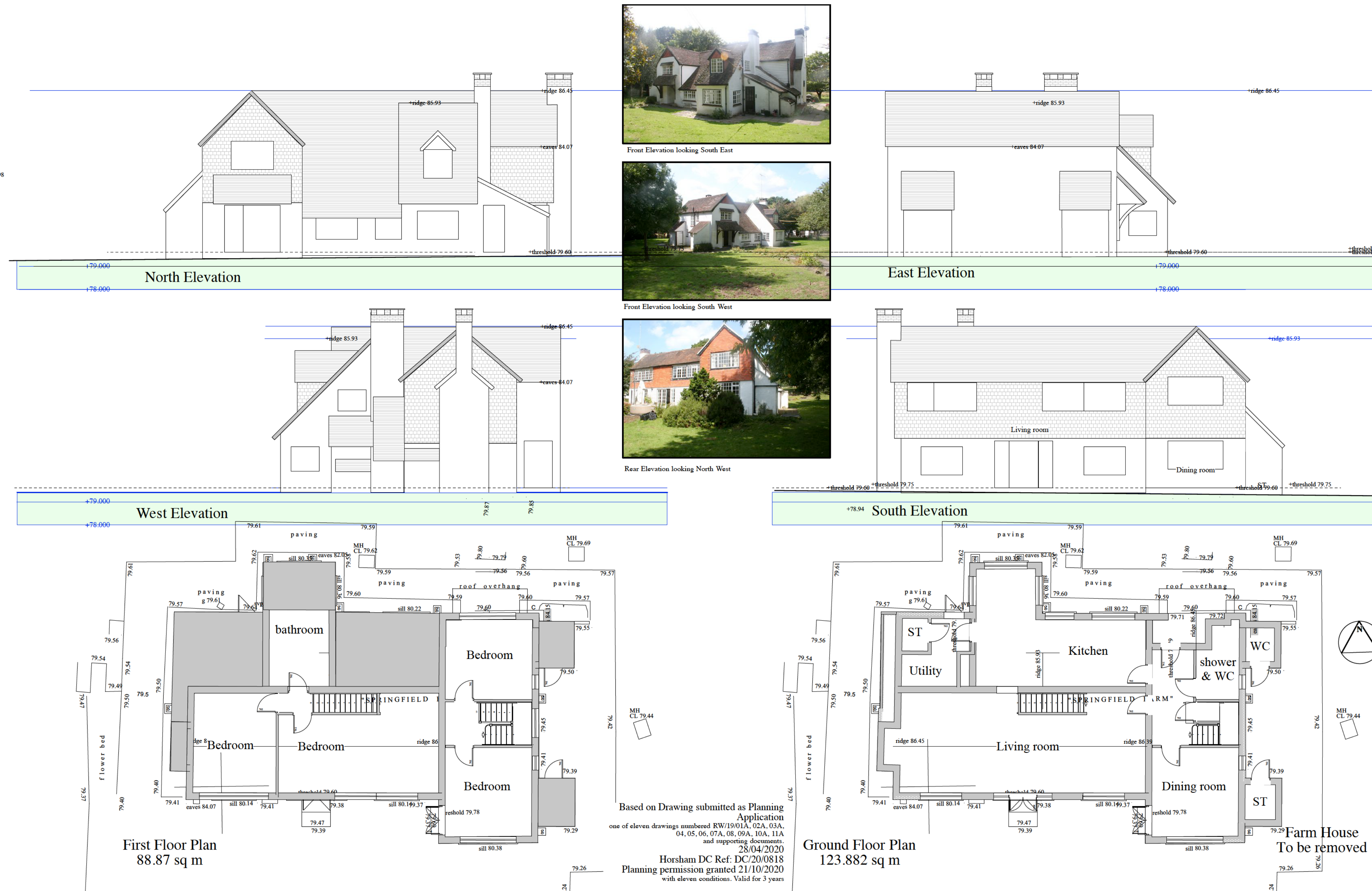
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Date: January 2021 Drawn : SER Scale(s): 1:100

Title of project: 1. Replacement House.

Title: Ground and First Floor Plan

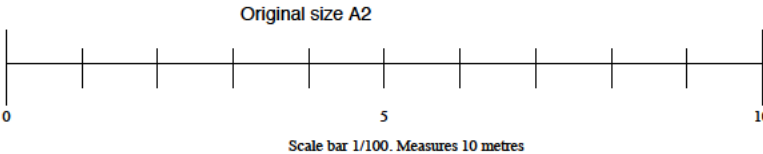
Drawing No: RW/21/09



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Client: Mr and Mrs Weaver

Location: Old Springfield Farm



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Date: November 2019 Drawn : SER Scale(s): 1:100

Title of project: 1. Replacement House and Garage.

Title: Existing Plans and elevations of Farm House to be removed

Drawing No: RW/21/06