Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1962
Kettlesbridge Farm, West Chiltington Lane, Coneyhurst, West Sussex, RH14 9DN

DESCRIPTION:
Conversion and alteration of existing stable block building to create a dwelling. Creation of parking, gardens and landscaping with use of access to West Chiltington Lane.

RELEVANT PLANNING HISTORY:

DC/22/1394	Extension and conversion of existing 'Therapy Classroom' into ancillary residential accommodation.	Application 14.12.2022	Permitted on
DC/21/0158	Change of use of land to formalise existing ancillary residential use, with the erection of a single storey replacement building for ancillary residential accommodation	Application 31.03.2021	Permitted on
DC/18/0739	Use of two rooms in existing residential property and use of Camping Barrel in garden as occasional overnight accommodation in connection with Ellasfield Therapy Unit.	Application 05.06.2018	Permitted on
DC/17/0977	New therapy building	Application 27.06.2017	Permitted on
DC/15/1522	Variation of condition A of existing planning permission (DC/13/1353) to allow for ancillary overnight accommodation	Application 04.09.2015	Permitted on
DC/13/1353	Amendment to previously approved DC/13/0788 (Change of use of existing stable block to allow use for therapy classes for disabled children) to include changes to operating hours	Application 09.09.2013	Permitted on
DC/13/0788	Change of use of existing stable block to allow use for therapy classes for disabled children	Application 21.06.2013	Permitted on

DESCRIPTION OF THE SITE

The site is located on the northwest side of West Chiltington Lane and is accessed via a drive passing through the Kettlesbridge Farm site located to the east. The site is located outside any built up area boundary and is a countryside location. Residential properties lie to the east and south-east of the site and commercial units in Oakhurst Centre are situated beyond the site to the north-west. To the south of the site there is a Public Right of Way (1924) and further south is open field land.

The site comprises a single storey stable building with an existing hardstanding parking area provided to the south and a small garden area to the north that has a defined boundary with the lane. Mature hedgerows are located to the south and west boundaries. The building consists of painted blockwork with a metal type roof and internally it has been divided into a number of rooms. There is a garage door to the front elevation and further openings including windows and stable/pedestrian doors.

Permission was previously granted in 2021 for change of use of the site to formalise existing ancillary residential use, with the erection of a single storey replacement building for ancillary residential accommodation.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the conversion and alteration of existing stable block building to create an independent dwelling at Kettlesbridge Farm, including parking and garden space. This application seeks to create a long term home for the applicant's daughter, Ella, who is currently residing at Kettlesbridge Farm. The dwelling will reflect a specialist type of residential property, incorporating accessible features and layout to meet the needs of the intended occupier and allow Ella to live independently in the property over the long term.

The site has gained previous permission under DC/21/0158 for a 2-bedroom new build residential unit, ancillary to the main dwelling, in replacement of the existing stable building.

Permission granted under DC/22/1394 allowed for the conversion of the existing classroom to the rear of Kettlesbridge Farmhouse to create a 2-bedroom annexe. The planning statement submitted with this application sets out that permission DC/22/1394 remains extant but unimplemented. Following an extensive period of reflection of the current situation, the existing consents and the future needs of the applicants daughter and the family as a whole, the applicant would now wish to reconsider the future of the site. The applicant is concerned regarding the long term suitability of these options and the vulnerability of her daughter's situation should circumstances change with the family or the main property. As such it is proposed for the conversion of the stable building which could then become an independent residential unit, separate in planning terms to the main house, but could still create a long term accessible home for Ella and which would protect the daughters independence and security for her future. This would allow the applicants daughter to reside close to the family home, but at the same time retain her independence and control over her home should circumstances change with the main house or the family themselves.

The applicant has identified the stable building on account of government support of the reusing of rural buildings to create new homes and the environmental benefits this could have in terms of reusing an existing built resource and minimising emissions. This approach would enable the creation of a 2 bedroom dwelling, which would be designed to meet Ella's needs.

The applicant is seeking to secure permission for a residential unit that is not subject of an ancillary tie to the main house and would provide long term security and independence for Ella, incorporating a layout designed to meet her specialist needs facilitating wheelchair access and including specialist bathroom and kitchen facilities, and a room for her personal assistant/carer to stay overnight is also included. The building will feature new timber cladding overlaid on the existing elevations and a new lightweight metal roof covering, metal doors and windows. Reusing the building already in situ.

It is proposed to reuse and adapt the existing building and retain the existing structure of the building, enhanced through proposed cladding of the existing masonry with timber weatherboarding and a metal insulated roof. The windows and doors will be of black metal. A new accessible garden will be created that will wrap around the property. The existing hedgerows will be retained and a new hedgerow will be planted along the boundary with the lane to the north providing screening to the front garden area to the property. The gardens will also include raised accessible planters together with the hydrotherapy pool which would be relocated from the main house. A parking area to the front of the property allowing ease of access to the dwelling.

Internally the building would be laid out with a front entrance area with an accessible WC and wheelchair charging area. A central open plan living and kitchen area in an open plan layout. The western parts of the building will be laid out as bedroom and bathroom, and a second bedroom for a carer or assistant which is accessible externally as well as having connecting doors to the main part of the dwelling.

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 18 - Retirement Housing and Specialist Care
Policy 24 - Strategic Policy: Environmental Protection
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 29 - Equestrian Development
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
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

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

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

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

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

Billingshurst Parish Neighbourhood Plan 2019 – 2031
Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

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:

HDC Environmental Health: No Objection with conditions recommended to be the same as the previous application.

Ecology Consultant: No Objection. conditions recommended

Natural England: Standing Advice:-
It cannot be concluded that existing 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. Developments

within Sussex North must therefore must not add to this impact and one way of achieving this is to 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.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Great Crested Newts Advisor: No Objection

Southern Water: Advisory

WSCC Highways: No Objection

PUBLIC CONSULTATIONS:

Representations:
2 letters for Support have been received from the neighbouring property Oakhurst Centre Coneyhurst, supporting the application on the following grounds: Visual improvement of the site

Parish Comments:
No Objection

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Principle of Development:

The proposed development seeks to create an independent dwelling, albeit that it is proposed that the existing stable block is converted to an independent dwelling. The proposed development would therefore be assessed on the basis of a new additional dwelling within the countryside.

Policy 26 of the HDPF seeks to protect the countryside from inappropriate development. It states that any proposal must be essential to its countryside location, and in addition either support the needs of agriculture or forestry, enable the extraction of minerals or the disposal of waste, provide for quiet informal recreational use or enable the sustainable development in rural areas. Development will be considered acceptable where it does not lead to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves and/or enhances, the key features and characteristics of the landscape character area in which it is located.

Planning permission has previously been granted in 2021 (DC/21/0158) for the erection of a single-storey 2-bedroom new build residential unit, ancillary residential use to the main dwelling, in replacement of the existing stable building, which remains unimplemented, though extant. Previous to that, permission had been granted for change of use and conversion of the existing stable building to a therapy centre for disabled children with a further s73 permission granted to allow internal layout changes to the building to allow the building to be used as residential accommodation for clients that would utilise the therapy classes. These permissions were not implemented.

Paragraph 84 NPPF (National Planning Policy Framework): - Planning policies and decisions should avoid the development of isolated homes in the countryside unless the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
c) the development would re-use redundant or disused buildings and enhance its immediate setting;
d) the development would involve the subdivision of an existing residential dwelling; or
e) the design is of exceptional quality, in that it:
    - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The term “isolated” is not defined within the National Planning Policy Framework, but case law has confirmed that it should be given its ordinary objective meaning of remote and far away from other places, buildings and people, and separate or remote from a settlement, services, and facilities. The site is not isolated from existing surrounding neighbouring residential development and also commercial units of Oakhurst Centre to the rear, although future occupants would be dependent upon private vehicles to access necessary services, with limited opportunity for pedestrians to walk alongside existing highways.

This application seeks full planning permission for change of use of land to formalise a new independent dwelling, set over a single ground floor and an additional second bedroom for an assistant. Internally the building would be completely wheelchair accessible and incorporate specialist bathroom facilities. The proposal would provide a significant level of independent accommodation, independent from Kettlesbridge Farm.

The wider visual impact would be minimal and the prevailing character and appearance of the site and wider surrounding area would be preserved. NPPF84 supports the re-use of existing buildings in the countryside. HDPF Policy 42 (Inclusive Communities) supports and encourages positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long-term needs. Particular account will be taken of the need to address the requirements from people with additional needs, including the disabled or those with learning disabilities.

The site is a sustainable location and provided that there is a s106 agreement to guarantee that the applicant would not implement the alternative permission granted ref. DC/22/1394 it is considered that the proposal is acceptable in principle, subject to all other considerations

Design and Appearance:

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

The proposed building given the existing is considered to be of a design, form and scale appropriate to the character and appearance of the existing site and dwelling, and which would not harm the

character or appearance of the wider area. It is therefore considered that the visual impact of the proposal would be acceptable however the proposal would not accord with the above policies as detailed in the principle of development.

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 siting and layout of the proposed building and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

This proposal is for the conversion and alteration of existing stable block building to create a dwelling. Creation of parking, gardens, and landscaping with use of access to West Chiltington Lane. The site is located on West Chiltington Lane, a C-classified road subject to a speed restriction of 60 mph.

The LHA previously provided consultation advice for this site for application DC/22/1394, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application. There are no proposed changes to the existing access arrangements. An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. This proposal is not anticipated to result in an increased intensification of use on the access.

The applicant proposes three car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision. From inspection of the plans, the proposed parking bays are suitably sized and on-site turning appears achievable.

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 116), and that there are no transport grounds to resist the proposal.

Ecology:

Policy 31 of the HDPF states that Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

The Council's Ecology Advisors have reviewed the Preliminary Roost Assessment Report (CT Ecology, April 2025) and are satisfied that there is sufficient ecological information available to determine the application. The building has been assessed as having negligible potential for bat roosts, and no further bat surveys are required. The site lies within 12km of The Mens SAC, a designated area for Barbastelle bats, though no records of this species exist within 2km of the site. Similarly, no European Protected Species Mitigation Licences have been granted within this range. While over 35 bat records exist locally—including Brown Long-eared and Pipistrelle species—the site's proximity to other SACs (Ebernoe Common and Arun Valley) places it either outside or at the edge of their influence zones.

The proposal affects only one building (an old stable block) within a farmyard setting and does not involve the removal of trees or hedgerows. As such, habitat connectivity and flight paths for commuting and foraging bats will be preserved. The Council is confident there will be no adverse effect on the integrity of any designated bat SACs. The mitigation and enhancement measures identified in the

Preliminary Roost Assessment should be secured by condition to ensure compliance with relevant wildlife legislation and planning policy, thereby ensuring that the impacts on protected and Priority species are avoided or minimised.

If external lighting is proposed, it is essential that a Wildlife Friendly Lighting Strategy is submitted and implemented, as recommended in the Preliminary Roost Assessment Report. This strategy should follow best-practice guidance (ILP GN08/23), including using low-level, warm white, UV-free lighting and motion sensors where appropriate. In addition, reasonable biodiversity enhancement measures should be secured via a Biodiversity Enhancement Layout to deliver measurable net gains, in line with Paragraphs 187d and 193d of the NPPF (December 2024) and the Council's statutory duties under s40 of the NERC Act 2006. Subject to the implementation of these conditions, the proposal is considered ecologically acceptable.

Great Crested Newts

The application site is within a red risk impact area for GCN however the proposed development is not considered to be relevant to the District Licensing Scheme in this case and it is considered there would be no likely impact on great crested newts or their habitats.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

This current application would provide an alternative to previous permission granted in December 2022 ref. DC/22/1394 'Extension and conversion of existing 'Therapy Classroom' into ancillary residential accommodation' and with the s106 agreement that the previous proposal is not also built out then the current application is considered to therefore be water neutral and can be screened out from adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Biodiversity Net Gain (BNG):

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

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

The Applicant has demonstrated that the development, due to being a change of use and therefore does not exceed the 25m2 threshold, is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

On the balance of considerations, the proposed development is considered to be compliant with the NPPF and to Policies 1, 2, 3, 4, 26 and 31 of the Horsham District Planning Framework (2015).

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:** Prior to the commencement of the development above slab level, a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Roost Assessment Report (CT Ecology, April 2025) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features 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 paragraph 187d of the National Planning Policy Framework 2024 and s40 of the NERC Act 2006 (as amended).

4 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

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

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Occupation Condition**: A lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the 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 bats using their territory.

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 Policy 31 of the Horsham Development Framework.

6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within 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).

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

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

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

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

9 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment Report (CT Ecology, April 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may 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 and enhance 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).

10 **Regulatory Condition**: The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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

11 **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).

12 **Regulatory Condition**: No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

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

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

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

NOTE TO APPLICANT

Southern Water – Advisory

Cess pit proposed
The Environment Agency should be consulted directly by the applicant regarding the use of a cess pit.

Proposed soakaways
The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

SuDS
The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

https://www.water.org.uk/sewerage-sector-guidance-approved-documents/
https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid

flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:
- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,
West Sussex, BN13 3NX (Tel: 0330 303 0119)
Website: southernwater.co.uk
or by email at: SouthernWaterPlanning@southernwater.co.uk

Plans list for: DC/24/1962
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water Neutrality	NONE	17.12.2024
Floor plan	Existing	P24-04-01 TP	17.12.2024
Supporting Statement	Planning and design	NONE	17.12.2024
Floor plan	Proposed	P24-04-20 TP	17.12.2024
Elevation plan	Proposed section	P24-04-21 TP	17.12.2024
Elevation plan	Existing section	P24-04-02 TP	17.12.2024
Location & Block plan		P24-04-06 TP	17.12.2024
Supporting Statement	Bat Roost Assessment	Ref.25011	15.04.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 12.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 16.07.2025