Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0158
The Maples , Spencers Place, Horsham, West Sussex, RH12 2EZ

DESCRIPTION:

Demolition of the existing chalet bungalow and workshop. Erection of replacement two storey dwellinghouse.

RELEVANT PLANNING HISTORY:

HU/16/85	C/u from domestic workshop to industrial use outbuildings. (From old Planning History)	Application Permitted on 08.03.1985
HU/29/49	Alts to existing garage and workshop to provide new showroom. Comment: And b. regs. (From old Planning History)	Application Permitted on 26.04.1949
HU/334/84	Alterations and extension to workshop. Comment: Permitted development. (From old Planning History)	on 22.01.1985
HU/75/52	Proposed conversion of garage into milk cold store. (From old Planning History)	Application Permitted on 19.05.1952
HU/76/49	Proposed bungalow. Comment: And b. regs. (From old Planning History)	Application Permitted on 03.07.1949

DESCRIPTION OF THE APPLICATION AND SITE LOCATION

The existing dwelling and workshop are spread out in a single storey/bungalow format. The Local Authority are not aware of the workshop having permission to be a permanent business at an extent it would not be considered ancillary to the dwellinghouse. HU/16/85 to change the domestic use of the workshop was secured under special circumstances and the land was conditioned to be restored to the original circumstances before or on the 31st of March 1986. It appears no decision was provided for the application HU/334/84.

The proposal seeks to replace the bungalow and workshop with a part one part two storey dwellinghouse.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 27 - Settlement Coalescence
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 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Horsham Blueprint Business Neighbourhood Plan (2022):
HB4: Design of development
HB5: Energy Efficiency and Design

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.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 4: Horsham Town
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 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Strategic Policy 37: Housing Provision

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

Parish Design Statement:

Horsham Town Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

INTERNAL CONSULTATIONS

HDC Arboricultural officer: No Objection

No trees of significant visual amenity or wider landscape value present on or immediately adjacent to the site.

OUTSIDE AGENCIES

Ecology Consultant: Recommended Approval subject to attached conditions

Previous comments:

- Requires further information on European Protected Species (bats)
- Subject to Natural England's formal comments on the conclusion of the Water Neutrality Appropriate Assessment

WSCC Highways: Comment

The site is located on Spencers Place, an unadopted road also maintained as Public Footpath no. 1368. As this road is unadopted, these comments are for your advice only. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns to this application.

Southern Water: Comment

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.

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

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements

PUBLIC CONSULTATIONS:

Representations:

Three (3) letters of Objection have been received from 3 addresses, objecting to the application on the following grounds:

- Design.
- Highways, access and parking.
- Loss of general amenity.
- Concerns about construction and site access.

- Overdevelopment.
- Privacy, light and noise.
- Overshadowing.
- Concerns about a loss of perimeter fencing.

Neighbourhood Council Comments:

Horsham Trafalgar Neighbourhood Council: No further comments.

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 application seeks to replace and existing dwelling within the built up area boundary.

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

Policy HB1 of the Horsham Blueprint Business Neighbourhood Plan states that development in the Blueprint Neighbourhood Area shall be focused within the built-up area.

The site is within the built up area boundary for Horsham an area described in Policy 3 of the HDPF as being a main town and a *"settlement with a large range of employment, services and facilities and leisure opportunities, including those providing a district function. Strong social networks, with good rail and bus accessibility. The settlement meets the majority of its own needs and many of those in smaller settlements."*

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

Design and Appearance:

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

Policy HB3 of the Horsham Blueprint Neighbourhood Plan (HBNP) states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials in order to avoid building design that is inappropriate to the Plan area. Policy HB4 continues that *"development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment"*.

The proposal seeks permission for a dwellinghouse set over two distinct one storey and two storey elements with pitched standing seam zinc and green roof. These two parts are to be linked by a single storey flat roof element. The building includes red brick walls, with detailing and louvred panels, which provide interest and prevent a flat bleak appearance. The windows are to be powder coated metal windows.

The design is clearly ambitious; however, the mixture of the two elements and the building size fit well with the existing plot, albeit set back a little further into the plot than the exiting dwelling. While the design would cause some contrast with the existing dwellings, there is no clear prevailing design within the area. Furthermore, the design has clearly drawn on the most common building material in the immediate streetscene using re-brick throughout the design. This helps ensure the building remains somewhat sympathetic to the existing streetscene.

It is recognised objections have been made to the proposed development on the grounds of the design. However, the wider surroundings are characterised by a variety of built forms with no discernible character within the street. While the difference in building design from the existing bungalow and streetscene has been recognised, it is considered that the proposal would not result in significant harm to the street scene, with the design considered to be of an interest and quality that would on balance be acceptable.

Ecology, Trees and Landscaping:

Policy 33(6) of the HDPF states that development shall be required to presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

Circular 06/2005 identifies that the presence of protected species is a material consideration when considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Therefore, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted. Information on biodiversity impacts and opportunities should inform all stages of development, and an ecological survey is usually necessary where the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate.

The Ecologist has confirmed that following the provision of additional information, the proposal is supportable subject to conditions to secure appropriate mitigations and enhancements.

HDC's Arboricultural Officer has confirmed that no trees of significant visual amenity or wider landscape value present on or immediately adjacent to the site. A landscaping plan has been recommended to ensure appropriate planting and landscaping is provided. The condition also requires plans showing replacement tree planting.

Residential 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 location and orientation of the building, set in from the boundaries with the adjoining neighbours, prevent the proposal from causing any unacceptable impact on neighbouring amenity.

The proposal is likely to cause some loss of light and in the morning some additional overshadowing into the adjoining western neighbour through the addition of the two storey element. To the east during the evenings the adjacent rear gardens may experience some overshadowing, but this would be very minimal given the single storey nature of the building in closest proximity to the eastern boundary. This would also not be unexpected within a residential area such as this. Given the overshadowing would not be continuous through the day and the loss of light would not be significantly beyond that already experienced by neighbours, the impacts are not considered to justify a reason for refusal.

The addition of a two-storey element is likely to cause some additional overlooking; however, this is not unexpected within a higher density area such as Horsham Town. The rear and eastern elevation first floor windows are set back from neighbouring boundaries providing relief and distance between the proposed dwelling and neighbouring properties. Windows and entrances at ground floor level are not considered to provide additional views significantly above and beyond the existing situation.

A concern about the boundary fencing of the property being retained has been raised in the objections. Details of the boundary treatments would be secured within the landscaping conditions.

Concerns about noise and construction have also been raised in the objections. The proposal seeks permission for a dwellinghouse, and as such the anticipated noise is not expected to be above and beyond the existing dwelling or expectations for a built-up area. Regarding noise and traffic during construction a condition has secured the provision of demolition and construction details as well as restricted hours of work at the site.

Highways Impacts:

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

It is acknowledged that concerns about construction traffic, access and parking for the dwelling have been raised.

Following consultation with WSCC Highways it is considered that the number of parking spaces provided is considered acceptable. No changes are proposed regarding the access to the road and WSCC Highways have confirmed that they do not have any evidence that the access is operating unsafely of the proposal would exacerbate an existing safety concern. Conditions have been recommended to secure the provision of the parking spaces, cycle parking and the provisions of the site set up during construction.

WSCC Highways have confirmed that they do not consider the proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network.

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.

The existing bungalow was permitted under HU/76/49 with no restrictions placed on the water usage of the dwelling. The submitted Water Neutrality Statement includes a Part G calculator for the existing and proposed building, demonstrating that with a standard condition limiting the use of the proposed dwelling to 110l/p/d would result in the proposal being water neutral.

As the water neutrality statement has evidenced that the development would be water neutral by being policy compliant, the proposal has been screened out and the consultation of Natural England has not been required in this instance.

It is noted that Southern Water have requested a rainwater harvesting condition; however, this is not considered suitable given rainwater harvesting is not proposed.

Other Matters:

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

HB5 of the HBBNP states that *"The design and standard of any development is encouraged to achieve the highest level of sustainable design, in order to reduce energy consumption and climate effects."* It goes on to give a list of criteria and *"Where a development cannot achieve one or more of the criteria (for instance for practical reasons), then this would not render the scheme unacceptable, providing a robust demonstration can be provided by the developer."*

The proposal includes solar panels to the roof slope of the two storey dwelling and a green roof. A feasibility study has been provided showing the solar panels are feasible for the site and demonstrating the reasons other energy efficient measures are not considered suitable.

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

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

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

Biodiversity Net Gain (BNG):

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

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed

and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG as the development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
	334.1	220.2	113.9
		Total Gain	113.9
		Total Demolition	220.2

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

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

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

Recommendation: Application Permitted

Conditions:

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

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

3 **Pre-Commencement Condition**: The development hereby approved shall not commence until demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

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

4 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

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

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

6 **Pre-Commencement Condition**: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;

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 LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

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

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

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

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting
- Ecological enhancement measures set out in the preliminary ecological appraisal dated November 2024.

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).

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. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. 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**: No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved plan reference 2.02 (received by the Council on 31.01.2025). 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).

11 **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)

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 reenacting that Order no development falling within Classes A, AA, B, C, and D of Part 1 or Class AD of Part 20 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

13 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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

14 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey Report (Arun Ecology, May 2025) and Preliminary Ecological Appraisal (Phlorum Limited, November 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected species in the Precautionary Method Statement for mobile Protected species in Section 5.17 of the Preliminary Ecological Appraisal (Phlorum Limited, November 2024), which avoids impacts on protected species.

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 protected and Priority species and allow the LPA 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).

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

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

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/25/0158
(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
Elevation plan	House Elevations Sheet 1 As Existing	1.05	31.01.2025
Elevation plan	Garage Elevations Sheet 1 As Existing	1.08	31.01.2025
Location & Block plan	Location Plan and Block Plan	2.02	21.02.2025
Floor plan	Ground & First Floor Plan As Proposed	2.02	31.01.2025
Elevation plan	Elevations Sheet 1 As Proposed	2.03	02.07.2025
Elevation plan	Elevations Sheet 2 As Proposed	2.04	31.01.2025
Supporting Docs	Preliminary Ecological Appraisal by Phlorum dated November 2024	NONE	31.01.2025
Floor plan	Ground Floor Plan As Existing	1.02	07.02.2025
Floor plan	First Floor Plan As Existing	1.03	07.02.2025
Roof plan	Roof Plan As Existing	1.04	07.02.2025
Supporting Docs	Bat Emergence Survey Report by Arun Ecology dated May 2025		22.05.2025
Elevation plan	House Elevations Sheet 2 As Existing	24051	31.01.2025
Site plan	Topographical Survey	1.02	31.01.2025

DELEGATED

Case Officer sign/initial Alice Johnson Date: 02.07.2025

Authorising Officer sign/initial Tamara Dale Date: 02.07.2025