Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1095
The Bungalow, Smithers Hill Lane, Shipley, West Sussex, RH13 8PP

DESCRIPTION:

Demolition of existing dwelling and construction of a replacement dwelling with detached car port/store building. Alterations to existing vehicle access.

RELEVANT PLANNING HISTORY:

None.

DESCRIPTION OF THE SITE

The Bungalow, on Smithers Hill Lane, is a detached dwelling within the countryside and falls outside of the built-up area boundary. The plot is a long rectangular shape, accessed via Smithers Hill Lane leading to gravel parking. The closest villages are Shipley and Coolham, with neighbouring properties a substantial distance away from the property. The site is situated inside of Flood Zone 1 (considered to be of low risk) and is a distance away from Flood Zones 2 and 3. The site has no relevant site history. The site benefits from a rural location, surrounded by open landscapes and foliage.

DESCRIPTION OF THE APPLICATION

The application seeks for the demolition of the existing bungalow and replacing with a two-storey dwelling with detached car port/store building. The proposed location is set further away from the road as the bungalow is currently situated. The existing access will be enlarged slightly, leading to a parking/ turning area and detached open car port with store. The proposed dwelling is a 3-bedroom, chalet style, with the possibility for a 4th bedroom/study on the ground floor.

The proposed materials are local stock bricks to the elevations and Sussex style clay tiles to the roof, with orange tile hanging on the dormer windows. The principal elevation will face west towards the lane, and solar panels are to be installed to the rear elevation.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
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 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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Shipley Parish Neighbourhood Plan 2019-2031
Policy Ship HD1
Policy Ship HD3

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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

Parish 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:

HDC Arboricultural Officer: No Objection
The property has a remnant shaw/hedgerow line adjacent to the Lane that includes a mature oak tree to the South. The tree is a significant mature landscape element worthy of conservation in respects of development in the Low Weald countryside. It can be reasonably protected from potential development if minded to approve in other respects.

HDC Environmental Health: No objection
Subject to condition for demolition, construction and ancillary activities.

Ecology Consultant: Comment
We are satisfied that there is sufficient ecological information available for determination. However, please note we have no comments on Great Crested Newt as we have been instructed to leave

comments on this European Protected Species to the NatureSpace Partnership. We recommend that the NatureSpace Partnership is consulted on this application.

NatureSpace (Great Crested Newts): Comment
We are satisfied with the approach provided and therefore recommend the use of a compliance condition to secure the measures outlined within the report.

Natural England Bats: No Objection
Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the The Mens Special Area of Conservation (SAC) and has no objection to the proposed development.

Natural England Water Neutrality:
Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Southern Water: No comments received

WSCC Highways: Comments (summary)
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. Conditions were recommended and added to the report.

PUBLIC CONSULTATIONS:
Representations:
1 letters neither supporting or objecting to the application have been received from 1 address, objecting to the application on the following grounds:

- Concerns for the design and height of the dwelling, and the footprint.
- Concerns of the use of the road access.

Parish Comments:
Shipley Parish Council: Support

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:

Policy 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up areas, replacement dwellings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict. Replacement dwellings should not be disproportionate to the size of the existing dwelling. Ancillary accommodation and garaging will be required to meet with all appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

Policy 26 of the HDPF seeks to protect the countryside from inappropriate development. Outside of a built-up area boundary any proposal must be essential to its countryside location, and in addition 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 of rural areas. Development must protect the landscape quality of its setting and avoid an individual or cumulative significant increase in activity in the countryside.

Policy Shipley HD1: New housing development Applications for housing developments within Shipley and Coolham villages, and Dragons Green and Brooks Green hamlets, will be considered favourably where the proposals meet all of the following criteria:

1. The proposed development is for an infill gap, or on previously developed land, within the continuity of existing buildings.
2. The proposed development will not result in the outward extension of the villages or hamlets onto greenfield land.
3. The proposed development delivers new affordable housing.
4. The proposed development reflects the scale and density of existing development in the village or hamlet where it is located.
5. The proposed development responds positively to Shipley Parish Design Guidance in Appendix 2 of the Neighbourhood Plan.

It is acknowledged that the proposed dwelling would be of a greater floor area, scale and proportion when considered against the existing dwelling. As such, the proposal would be in some conflict with Policy 28 of the HDPF. It is however recognised that the proposal has been designed to be reflective of the wider area, with such design and vernacular anticipated and expected within the countryside setting. The residential land area is remaining the same size. The location of the dwelling is to be located further away from Smithers Hill Lane, with the carport/store set north of the dwelling.

The proposed carport/store is, when considered alongside the proposed dwelling, of a scale and proportion that would have regard to the dwelling it serves. Overall, whilst it is recognised that the proposal would be in some conflict with Policy 28, the resulting visual impact is not considered to be so great to result in substantial material harm. On the balance of these considerations, the proposed dwelling and carport/store are considered acceptable in principle, subject to all other material considerations.

Design and Appearance:

Policy Shipley HD3 states high quality design All proposals for new development in Shipley Parish are expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance (in Appendix 2 of this Neighbourhood Plan). New development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area. Applicants are encouraged to demonstrate, through submission documents, how the proposed scheme responds to the Shipley Parish Design Guidance. Any proposal for new affordable housing should be designed such that it is ‘tenure-blind’, i.e. it is of an equal quality

in terms of its design and use of materials compared to the market element and it should be integrated into the overall proposal.

The application seeks for the demolition of the existing bungalow and replacing with a two-storey dwelling with detached car port/store building. The proposed location is set further away from the road as the bungalow is currently situated. The existing access will be enlarged slightly, leading to a parking/ turning area and detached open car port with store. The proposed dwelling is a 3-bedroom, chalet style, with the possibility for a 4th bedroom/study on the ground floor.

The proposed materials are local stock bricks to the elevations and Sussex style clay tiles to the roof, with orange tile hanging on the dormer windows. The principal elevation will face west towards the lane, and solar panels are to be installed to the rear elevation.

The Parish supports the application. The design is complementary to the wider appearance of the area, representing a design and vernacular that would be anticipated within the countryside location. The replacement dwelling will sit comfortably within the residential curtilage. Whilst the proposal would result in greater visual impact than the existing bungalow, the design and overarching character is appropriately reflective of the countryside location and rural setting. The proposal is considered to be of a quality of design that would sit appropriately within the surroundings.

The proposed carport and store would be subservient in scale to the proposed dwelling and would be sited in an acceptable location, grouped with the proposed dwelling. The design and appearance of the building is considered to reflect the character of the proposed dwelling, where the building would sit comfortably within the resulting garden.

It is considered that the design and appearance of the replacement dwelling, and carport/store accord with the above policies.

Trees and Landscaping:

The Council's Arboricultural Officer made no objection to the application. The application involves building and engineering in relatively close proximity to mature trees within the site. The officer also commented on the frontage hedgerow could reasonably be retained (not shown on block plan). It is a well-established indigenous mix that could be pruned back to give reasonable light and remain proportionate to the dwelling and amenity space.

They also commented on the remnant shaw to the south of the dwelling, which contains a mix of indigenous trees and understorey species, dominated by a mature oak tree of fair form and condition for species and age. Whilst the proposed build does not significantly increase footprint towards the tree, in order to ensure the tree's future health is not impacted, it is important to maintain existing ground levels within 9m of the tree and ensure that they do not become compacted. This constraint would still leave 2 – 3m working space around the existing build footprint for demolition and construction requirements. As well as any new/re-instated services runs and hard landscaping should be installed/connected outside of this area of exclusion from the associated development process.

Amenity Impacts:

Policy 33(2) of the HDPF (2015) provides that development should be designed to avoid unacceptable harm to the amenities of nearby users and occupiers of land.

The application site is well-removed from nearby residential occupants, with no reasonably anticipated detriment to such residential occupiers considered in this instance in terms of overshadowing, loss of privacy, light intrusion or noise disturbance.

For these reasons, it is considered that the proposal would accord with the above policy.

Highways Impacts:

Policy 40 of the HDPF states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The existing entrance is anticipated to be widened as an access point to the site. West Sussex County Council requested for the applicant to demonstrate the visibility splays currently available and the improved splays achievable after the widening has been carried out.

Additional information was received and WSCC Highways confirmed it was acceptable. Confirmed they do not anticipate that the proposals would result in a highway safety or capacity issue, despite the dwelling being larger than the existing. The existing visibility splays meet 5m in both directions due to the overgrown hedgerow fronting the site. This is to be improved with the relocation of the existing frontage hedgerow to the north, and removal of the hedgerow fronting the dwelling to the south.

The site layout plan was revised to incorporate revisions suggested by the LHA, including visibility improvements and the removal of a pedestrian access that crossed over the publicly maintained verge. WSCC further noted that no details of gated access into the site form the highway have been detailed. Whilst it is not clear from the plan that a gate would be installed (though, it is possible that the access would remains open), Officers are content that the detail of the gated access (if proposed to be installed) can be suitably requested by way of condition. An informative is also attached to advise that any gated access into the site shall open into the site, and not outwards onto the highway.

With regards to parking: from consulting the WSCC Parking Demand Calculator, the proposed parking amount would be considered sufficient to serve the likely demand. It is anticipated that users would park within the hardstanding in such a format as to facilitate a turn on site manoeuvre.

The proposed dwelling is not anticipated to give rise to a material intensification of use of the existing access point.

With the above in mind, the proposal would not result in adverse harm to the safe use and operation of the highway, and provides for suitable parking provision, in accordance with Policies 40 and 41 of the HDPF.

Ecology:

Policy 25 and 31 of the HDPF seek to protect the natural environment and landscape character of the district. Protected habitats and species will be protected against inappropriate development, and opportunities to enhance green infrastructure and biodiversity will be encouraged.

The site is located within the Mens SAC Bat Sustenance area, and resides within a green impact zone for Great Crested Newts (the lowest denomination). The Council's Ecological Consultant confirmed they are satisfied that there is sufficient ecological information available for determination. NatureSpace (Great Crested Newts) confirmed they are satisfied with the approach provided and therefore recommend the use of a compliance condition to secure the measures outlined within the report for precautionary working methods.

With the above in mind, the application is not likely to result in adverse ecological harm, and therefore accords with the provisions of the relevant policies contained within the HDPF.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a

consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

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

Subject to conditions to secure the above the application will suitable 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.

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
District Wide (Zone 1)	272.9	65	207.2
		Total Gain	207.2
		Total Demolition	**65**

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.

Conclusions:

The proposal is considered to accord with relevant local and national planning policies, and it is recommended that outline planning permission be granted subject to appropriate and necessary conditions.

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**: No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,

- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),

Reason: In the interests of highway safety and the amenities of the area, and in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

a) licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or

c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected 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 s17 Crime & Disorder Act 1998.

5 **Pre-Commencement Condition:** Prior to the commencement of the development hereby permitted, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal Report (Arun 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 NPPF 2024 and s40 of the NERC Act 2006 (as amended).

6 **Pre-Commencement Condition**: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of braced Heras panel fencing shall be erected to a minimum of 9m metres from the centre of the nearest mature oak tree to the South of the bungalow so as to exclude storage of materials, concrete mixing, excavation, compaction, installation of service trenches, hardstanding or other building activities likely to be harmful to tree roots and the rooting environment.

Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

7 **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).

8 **Pre-Occupation Condition**: No part of the development shall be first occupied until visibility splays of 2.4 metres by 42 metres have been provided Northbound and 2.4 metres by 60 metres have been provided Southbound at the proposed site vehicular access onto Smithers Hill Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety, and in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation 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 Policies 40 and 41 of the Horsham District Planning Framework (2015).

10 **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 (including access gates from the highway if relevant)
(e) Details of all external lighting
(f) Ecological enhancement measures set out in Section 6.3 of the Phase 1 Ecological Survey by Joseph Baker BSc (Hons) – Principal Ecologist and director, dated 10/04/2025

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).

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:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Survey Report (Arun Ecology, July 2025) and Preliminary Ecological Appraisal Report (Arun Ecology, April 2025), 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 Sections 6.5.1 and 6.5.6 of the Preliminary Ecological Appraisal Report (Arun Ecology, April 2025), which avoids impacts on protected species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

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

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

14 **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).

NOTE TO APPLICANT

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page: http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Access Gates
In respect of condition 10(d), the applicant is advised, as per WSCC comments (dated 11.12.2025), that in the event that an access gate into the property from the highway is proposed to be installed, they shall open inwards of the site, and not outwards into the maintained highway boundary.

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/25/1095

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Bat Survey	NONE	21.07.2025
Supporting Statement	Preliminary Ecological Appraisal Report	NONE	02.07.2025
Details Plan	Visibility Splays	D 0724/705/11	17.10.2025
Design & Access Statement	Planning	NONE	02.07.2025
Supporting Statement	Energy and Sustainability	NONE	02.07.2025
Floor plan	Existing	D 0724/705/04	02.07.2025
Elevation & Floor plan	Proposed Carport	D 0724/705/10	02.07.2025
Block plan	Proposed	D 0724/705/03 REV D	28.11.2025
Block plan	Existing	D 0724/705/02 REV A	02.07.2025
Location plan		D 0724/705/01 REV A	02.07.2025
Elevation plan		D 0724/705/09	02.07.2025
Roof plan		D 0724/705/08	02.07.2025
Floor plan		D 0724/705/07	02.07.2025
Floor plan	Proposed Ground	D 0724/705/06	02.07.2025
Elevation plan	Existing	D 0724/705/05	02.07.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 13/11/2025

Authorising Officer sign/initial RHERMITAGE Date: 16.12.2025