



TO: Planning Committee South

BY: Head of Development

DATE: 19 December 2019

DEVELOPMENT: Demolition of existing outbuilding and erection of a single storey dwelling with associated parking

SITE: Brookhouse Farm West Chiltington Lane Broadford Bridge Billingshurst West Sussex RH14 9EA

WARD: West Chiltington, Thakeham and Ashington

APPLICATION: DC/19/1036

APPLICANT: **Name:** Mr Dick **Address:** care of agent Melton Lodge Rusper Road Newdigate RH5 5BX

REASON FOR INCLUSION ON THE AGENDA: The application, if approved, represents a departure from the development plan.

RECOMMENDATION: To approve planning permission subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the demolition of an existing outbuilding and its replacement with a 4-bed single storey dwelling.
- 1.2 The proposed dwelling would be positioned to the north-east of the site and would comprise two staggered pitched roof bays, with the dwelling oriented to face west. The proposal would measure to an overall length of 25m and a width of 13m, and would incorporate a dual pitched roof measuring to an overall height of 6.2m. The proposal would incorporate full height glazing to the north, south, and east elevations, with roof lights to the eastern roof slope. The proposed dwelling would be finished in brick and oak cladding, with clay tile to the roof. The proposed dwelling would provide kitchen/dining/snug/living room, 4no. bedrooms (each with ensuite) and utility room.
- 1.3 The proposal would utilise the existing vehicular access from West Chiltington Lane, and would provide an area of hardstanding to the west of the dwelling.
- 1.4 During the course of the application the residential curtilage to the proposed new dwelling has been reduced, with the proposed dwelling re-positioned further to the west of the site closer to the existing outbuilding.

DESCRIPTION OF THE SITE

- 1.5 The application site is positioned to the north-east of West Chiltington Lane, and is located outside of any defined built-up area boundary.
- 1.6 The site therefore lies within the countryside in policy terms. The site comprises a single storey utilitarian building used for storage purposes, with the wider site used for agricultural purposes.
- 1.7 A Grade II Listed Building known as Brookhouse Farm is positioned to the west of the site, with sporadic residential development located along the public highway. The wider area is characterised by open countryside. The application site lies within Flood Zones 2 and 3.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

2.3 **National Planning Policy Framework**

2.4 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Billingshurst Parish Neighbourhood Development Plan
- Designated (Regulation 7)

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/19/0063	Prior Approval for proposed change of use from B8 storage/warehouse use to C3 residential dwelling.	Prior Approval Required and PERMITTED on 06.03.2019
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3. OUTCOME OF CONSULTATIONS

3.1 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
INTERNAL CONSULTATIONS

3.2 HDC Drainage Engineer: No Objection

No objection to the drainage proposal set out in the Flood Risk Report. Recommend that the development be implemented with flood proofing/resilience/resistance techniques as per the Flood Risk Report.

OUTSIDE AGENCIES

3.3 WSCC Highways: No Objection

The Local Highway Authority (LHA) does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

3.4 Environment Agency: No Objection

Appropriate finished floor levels and flood mitigation measures should be provided within the dwelling.

3.5 Ecology Consultant: No Objection

The bat survey is considered to have been appropriate and the conclusions and recommendations are reasonable. Necessary licensable actions do not need to be covered by condition, as there is a legal obligation on the applicant, but should the Council be minded to give consent, the recommended enhancement measures outlined in section 7.3.1 should be followed in order that the development provides biodiversity net gain.

3.6 Southern Water: No Objection

PUBLIC CONSULTATIONS

3.7 Billingshurst Parish Council: Objection on the following grounds:

- Outside of the built-up area
- Contrary to Policy 26 of the Horsham District Planning Framework (2015)
- Does not comply with the emerging Neighbourhood Plan

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The application seeks full planning permission for the demolition of the existing building and the replacement with a 4-bed dwelling.

Principle of Development

- 6.2 Policies 3 and 4 of the Horsham District Planning Framework state that development will be permitted within towns and villages that have defined built-up areas. Any 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. Outside of built-up areas, the expansion of settlements will be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development meets identified local housing needs and/or employment needs; the impact of the development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape features are maintained and enhanced. Furthermore, policy 26 seeks to ensure the protection of the countryside, and states that development outside of the built-up area boundary should protect the countryside against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria: 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.
- 6.3 The application site is located outside of any defined built-up area, and therefore lies within the countryside in policy terms. While the provision of a new dwelling in the countryside would not usually be supported in policy terms, it is noted that the site currently benefits from a fall-back position. This fall-back position relates to planning reference DC/19/0063 for the conversion of the existing storage building to a residential dwelling under Class P of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This Prior Approval consent was granted on 6 March 2019 and remains extant until March 2022.
- 6.4 Fallback is a material consideration in the decision making process, and when making a determination, weight needs to be given to the fallback position. The weight to be given to such material consideration varies according to whether what could have been built under previous applications would result in a broadly similar or worse impact to the development proposed; and the reasonable likelihood that if permission were refused, the previous approval(s) would be implemented.
- 6.5 In this instance the fallback position is considered a material consideration of significant weight, with the proposed scheme considered to improve the quality and provision of accommodation within the site. The proposed scheme would result in a built form that would improve and enhance the character of the semi-rural locality compared to the conversion of the existing storage building, and an opportunity to better control the development through the imposition of relevant conditions, including those related to occupancy and use. On this basis, the current application is considered to provide a better, more rational re-development of the site, with the development as proposed therefore considered acceptable as a departure from the development plan.

Design and Appearance

- 6.6 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive,

functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

- 6.7 Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.
- 6.8 The proposed single storey dwelling would be positioned to the north-east of the site and would comprise two staggered pitched roof bays, with the dwelling oriented to face west. The proposal would measure to an overall length of 25m and a width of 13m, and would incorporate a dual pitched roof measuring to an overall height of 6.2m. The proposal would incorporate full height glazing to the north, south, and east elevations, with roof lights to the eastern roof slope. The proposed dwelling would be finished in brick and oak cladding, with clay tile to the roof.
- 6.9 The wider area is characterised by sporadic residential development of a local vernacular, with the adjacent buildings to the north and west of the site incorporating barn styles and Sussex vernacular. The proposal seeks to reflect a utilitarian single storey barn style, with low eaves and a pitched roof. While acknowledged that the proposal would extend to a greater height than the existing building, it is considered that the design and form of the proposal reflects a rural utilitarian character that would be anticipated within this countryside location. The proposal is considered to appropriately reflect a rural character, and is considered to sit in appropriately within the context of the site.
- 6.10 The proposed development is considered to be of a reasonable scale, and is considered to be of a design, form, and appearance that would respect the rural character of the locality. The proposal would improve the quality of the built form on the site, and is therefore considered to result in a visual improvement, in a manner that would be reflective of the character and context of the rural locality. The proposal is therefore considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts

- 6.11 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.12 The proposed dwelling would be positioned to the north-eastern corner of the site and would be positioned at a distance of approximately 100m from the neighbouring properties to the north and west of the site. Given the separation distance and the relationship between the proposal and the neighbouring properties, it is not considered that the proposal would result in harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Flooding

- 6.13 Policy 38 of the HDPF states that development will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere.

- 6.16 The application site is located within Flood Zones 2 and 3. The Applicant has submitted a Flood Risk Report outlining that flood resistance and flood resilience measures would be put in place, including the raising of floor levels to a minimum of 600mm above external ground level, the positioning of internal components a minimum of 300mm above ground floor level, and the provision of temporary flood barriers in the building to cover ground floor access points.
- 6.14 Following consultation with the Environment Agency, the findings and recommendations within the Report are accepted by both the Environment Agency and the Council's Drainage Engineer. No objections are therefore raised, subject to the imposition of a suitably worded condition requiring the recommendations of the Report to be undertaken. Whilst the dwelling is within Flood Zones 2 and 3 and therefore at risk of flooding, this impact can be suitably mitigated as above and represents an improvement compared to the fallback position of the existing conversion granted under the Prior Approval consent.

Ecology

- 6.15 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.
- 6.16 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.
- 6.17 The Applicant has submitted a Bat Survey and Assessment which outlines that no bats or evidence of bats was found during the site inspection, with the barn considered to have low potential to support day/transitional and feeding perches and roosts. The results of the emergence survey did however indicate the presence of a brown long-eared night roost within the internal area of the barn. This night roost was considered to likely be used by an individual or low numbers of brown long-eared, and is considered to be of low conservation status.
- 6.18 The recommendations of the Report outlines that due to the roost present within the barn and its low conservation value, the mitigation measures will be limited to requiring the demolition of the barn to take place during daylight hours only and providing a precautionary toolbox talk to all site workers to inform them of the presence of a bat roost, the protection afforded to bats, a suitable working approach and what to do in the unlikely event that a bat is found. In addition, including at least four roosting features for bats in the fabric of the new building would contribute towards enhancing the biodiversity value of the site, in line with the NPPF and local planning policy. This could be achieved by incorporating bat boxes/tubes into the cavity walls or providing access points for bats beneath roof tiles.
- 6.19 Following consultation with the Council's Ecology Consultant, it is considered that the proposed mitigation and enhancements as recommended within the Report are considered acceptable. No objections are therefore raised on ecology grounds, and these measures will be subject of an appropriately worded condition.

Highways Impact

- 6.20 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.21 The proposal would utilise the existing vehicular access from West Chiltington Lane, and would provide an area of hardstanding to the west of the dwelling.
- 6.22 Following consultation with WSCC Highways, no objections have been raised to the use of this access, and it is considered that this established access functions appropriately in the current form. It is therefore considered that the proposal would provide suitable access. In addition, it is considered that an appropriate level of parking would be made available through the provision of the area of hardstanding to the west of the dwelling.
- 6.23 It is therefore considered that the proposal provides safe and adequate access and parking, in accordance with Policy 41 of the Horsham District Planning Framework (2015).

Conclusion

- 6.24 The proposed development would be located outside of a built up area boundary and on a site not allocated for development within the HDPF or an adopted neighbourhood plan. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. Furthermore, the development is not considered essential to this countryside location. The proposal therefore fails to comply with policies 1, 3, 4 and 26 of the Horsham District Planning Framework (2015).
- 6.25 Although contrary to the above policies, there is an existing extant permission for the conversion of the existing barn to be converted into a residential dwelling under Class P of Schedule 2, Part 3 of the General Permitted Development Order 2015, which has established the principle of residential use on the site. This represents a fallback position that is a material consideration of significant weight. The proposed scheme would result in a built form that would improve and enhance the character of the semi-rural locality, would relate sympathetically to the rural character of the site and surroundings, would be suitably protected against flood risk, and subject to conditions is not considered to result in harm to the amenities or sensitivities of neighbouring properties. The proposed development is therefore considered acceptable as a departure from the development plan.

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. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	242.75		242.75
		Total Gain	
		Total Demolition	291.98

Please note that 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.

7. RECOMMENDATIONS

7.1 To approve the application subject to the following conditions:

Conditions:

- 1 Plans list
- 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 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).

- 4 **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The finished floor levels shall be set no lower than 600mm above external ground levels and internal resilience measures shall be set no lower than 300mm above finished floor levels within the development. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and to protect the development from flood risk in accordance with Policies 33 and 38 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental 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)"

- 6 **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).

- 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 confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental 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).

- 8 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental 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).

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

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- 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 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).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of the dwelling hereby permitted, the parking, turning and access facilities necessary to serve the dwelling shall be implemented in accordance with the approved details as shown on plan reference 001 rev 001 received 05.11.2019 and shall be thereafter retained as such.

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

- 11 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be first occupied unless and until provision for the storage of refuse and recycling has been provided within the side or rear garden. 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).

- 12 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be first occupied until the cycle parking facilities serving it have been provided within the side or rear garden. 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).

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

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

- 14 **Pre-Occupation Condition:** Prior to first occupation of the dwelling hereby permitted the existing barn indicated on block plan 001 rev 001 shall cease to be used for any purpose whatsoever and shall have been demolished (including the removal of foundations) with all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.

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

- 15 **Pre-Occupation Condition:** The dwelling hereby approved shall not be first occupied unless and until provision has been made for a minimum of 1no. Electric Vehicle Charging Point within or adjacent to the parking area as shown on plan reference 001 rev 001. The Electric Vehicle Charging Point(s) shall be retained thereafter.

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).

- 16 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the recommendations within the Flood Risk Assessment reference HLEF67200/001R by RPS Consulting Services Ltd and dated December 2018. The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: As these matters are fundamental to safeguard the development and in accordance with Policy 38 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the recommendations and mitigation measures within Bat Survey and Assessment reference BRY101/R001V2 dated August 2019.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).