



TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 18 April 2023

DEVELOPMENT: Conversion of redundant barn for form 1no single dwellinghouse, incorporating creation of first floor and alterations and restoration works. Erection of a detached garage, installation of ground mounted solar panels and drainage, landscape and ecological enhancements.

SITE: Northlands Barn Northlands Lane Storrington West Sussex

WARD: West Chiltington, Thakeham and Ashington

APPLICATION: DC/21/2676

APPLICANT: **Name:** Mr and Miss Jack and Ellen Lawrence **Address:** Woodend, Water Lane Storrington RH20 3LY United Kingdom

REASON FOR INCLUSION ON THE AGENDA: By request of Storrington & Sullington Parish Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 A planning application was submitted for the residential conversion of this building in 2019 (ref: DC/19/2331). It was refused by Planning Committee South (contrary to the officer recommendation) on 18.08.2020 for the following reason:

“The proposed conversion and extension of the building would result in an unsympathetic conversion by reason of its excessive size and scale, which would not retain its agricultural character and would result in an inappropriate form of development in relation to its agricultural setting, contrary to Paragraph 79 of the NPPF and Policy 9 of the Thakeham Parish Neighbourhood Plan.”

- 1.2 This application seeks to address the above reason for refusal and entails a revised scheme for the restoration and conversion of the existing former agricultural building to a single two-storey dwelling and associated garden area, with a woodland planting and wildlife scheme. Whereas the previously refused scheme sought an extension to the footprint of the original building, this amended application would maintain the existing footprint. Stonework walls at the northern and southern faces of the barn would be extended vertically in order to form the gable ends of the new dwelling. A dual-pitched roof is to be reformed which will be in a more traditional 40 degree pitch hipped design with half

hipped gables to a ridge height of approx 7.3m (eaves height 4.1m). The more traditional steeper roof pitch means that the roof height will be marginally higher than the previous refused proposal. Two bedrooms and a bathroom are proposed at first floor level, and at ground floor level an open plan living/kitchen space with utility room and wc is detailed. The existing vents would be retained and the cart openings glazed. New openings would be formed to the north and south elevations.

- 1.3 A timber constructed two bay garage/storage building is proposed to the northside of the entrance yard measuring approx 7.5m width, 5m depth, and pitched roof to a height of 4.5m (eaves 2.25m), including rainwater recovery.
- 1.4 The existing hedgerows are to be retained for ecological value but also to screen the entrance yard and proposed garden area. The scheme also includes the retention of the C.19th brick wall. The yard is to be laid with crushed local stone over aggregate.
- 1.5 Fifteen standalone solar panels are proposed to be sited in a screened area of the site to the north-east of the barn. An existing well to the south-east of the barn, which previously supplied water to drinking troughs and a former dwelling, will be brought into use to supply water to the barn. Rainwater is to be harvested and stored in an underground tank to serve toilets, washing machine and outside taps. Heating will be provided by an Air Source Heat Pump located to the North of the proposed outbuilding.

DESCRIPTION OF THE SITE

- 1.6 The application site comprises a stone and brick-built barn located to the east of Northlands Lane, outside of any designated built-up area boundary. The Planning, Design and Access Statement outlines that the barn previously formed a complex of three buildings (as evidenced by the historic Ordnance Survey maps) with the remains of these barns still evident on site. The barn has most recently been subject of fire damage which resulted in the loss of the historic roof structure, and a mono-pitched corrugated roof was subsequently introduced to secure the structure. The wider area is characterised by enclosed agricultural fields, with the nearest residential dwelling located approximately 170m to the south. The site has formed part of East Wantley Farm which was broken up several years ago.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.2 **National Planning Policy Framework**

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

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 4 - Strategic Policy: Settlement Expansion

Policy 15 - Strategic Policy: Housing Provision

Policy 24 - Strategic Policy: Environmental Protection

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 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

2.4 **Thakeham Parish Neighbourhood Plan (TNP 2017):**

Policy 1 – A Spatial Plan for the Parish
Policy 6 – Design
Policy 9 – Development in the Countryside
Policy 10 – Green Infrastructure and Valued Landscapes

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/19/2331	Change of use of redundant agricultural barn to class C3 dwellinghouse and erection of an attached single storey side extension.	Application Refused 21-08-2020
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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

3.2 **HDC Conservation:** No Objection, conditions recommended.

3.3 **HDC Environmental Health:** No Objection, conditions recommended.

3.4 **HDC Drainage Engineer:** No Objection, the proposed is not considered to result in an adverse impact and drainage details will also be determined by compliance with the current Building Regulations.

3.5 **HDC Landscaping:** No Objection, conditions recommended

OUTSIDE AGENCIES

3.6 **WSSC Highways:** No Objection, conditions recommended.

3.7 **WSSC Fire Officer:** No Objection, advisory provided

3.8 **Southern Water:** No Objection, advisories provided.

3.9 **Ecology Consultant:** No objection, subject to conditions

3.10 **Natural England:** No Objection subject to appropriate mitigation being secured.

3.11 **Thakeham Parish Council:** No objection. The council considers this proposal to be 'unobjectionable', and that it includes many elements that are welcome and necessary at this sensitive countryside location. These observations are made with regard to recommended conditions for enhancements to be submitted. The recommended conditions relate to materials, landscaping, lighting, an ev charging point and securing porous materials for hard surfaces.

3.12 **Storrington & Sullington Parish Council:** Objection. A similar application for this site was refused in 2020. The previous application, originally very similar to this one, was subsequently reduced to a single storey dwelling, then refused. The current application is again 2-storey. This site is way beyond the BUAB, in open countryside, on a single-track lane subject to flooding and well used by walkers, riders, etc. It bears no relationship to any other property and the introduction of an isolated house in this location, will suburbanise the area and be totally out of keeping with its countryside location - as will the proposed solar panels in a nearby field. The introduction of domestic paraphernalia, lighting, etc. into the countryside is contrary to the HDPF and would set a precedent for adjacent fields.

3.13 8 representations were received supporting the proposal for the following reasons:-

- Design,
- Enhancement of the site,
- A sensitive restoration/conversion,
- Consideration to being eco-friendly to climate change and environmental considerations

3.14 1 representation was received objecting to the proposal for the following reasons:-

- Design,
- Overdevelopment due to substantial reconstruction,
- Proposed use of the spring may impact flood risk.

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

4.1 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.

4.2 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.

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

Principle of Development:

6.1 As part of the preceding application on the site it was noted that the site was located beyond a defined built-up area separated from existing built development, and that a 'market' dwelling would not be deemed 'essential' to a countryside location. As such the proposal created conflict with Policies 3, 4, and 26 of the Horsham District Planning Framework (HDPF) in this regard. It was though noted that the NPPF and Thakeham Neighbourhood Plan include polices for rural housing / conversions, with the principle of

the development assessed primarily against these policies. The preceding application for a residential conversion on the site was refused for the following reason:-

'The proposed conversion and extension of the building would result in an unsympathetic conversion by reason of its excessive size and scale, which would not retain its agricultural character and would result in an inappropriate form of development in relation to its agricultural setting, contrary to Paragraph 79 of the NPPF and Policy 9 of the Thakeham Parish Neighbourhood Plan.'

6.2 Since this decision the NPPF has been amended, with Paragraph 79 now incorporated within Paragraph 80, which states:-

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

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

6.3 Policy 9 of the Thakeham Neighbourhood Plan provides a policy basis for which rural conversions can be supported beyond a settlement boundary, subject to the proposal meeting defined criteria. These criteria include a proposal being confined to the existing area of farm buildings; constructed from vernacular materials; not including inappropriate or insensitive conversion works; and not resulting in a significant increase in the existing building footprint or height. This policy forms part of the Development Plan, which in the absence of a rural conversion policy within the HDPF, is considered to attract significant weight in respect of the conversion of agricultural buildings within the Parish of Thakeham.

6.4 Northlands Barn is of traditional construction, comprised of historic stone and brick walls, and represents the sole remaining building of a historic 'outfarm' complex. It is considered that the barn represents a non-designated heritage asset, which with reference to its character, quality, and vernacular is deemed worthy of conversion in the interests of its continued preservation. In principle, the conversion of the building, subject to consideration of all other relevant matters, would therefore gain support from (b) and (c) of Paragraph 80 of the NPPF.

6.5 In the absence of a rural conversion policy within the HDPF, Policy 9 of the Thakeham Neighbourhood Plan, which promotes the conversion of agricultural buildings beyond the settlement boundary, is considered to be of significant weight. Therefore, subject to compliance with the relevant criteria under Policy 9 of the Neighbourhood Plan (which are addressed elsewhere in this report), the principle of conversion is considered acceptable.

Character and Appearance:

- 6.6 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape 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 preceding application on the site entailed the conversion and extension of the barn, with the extensions representing an appreciable increase to the footprint of the building. The size and scale of this enlargement led to concerns which were referenced in the reason for refusal, and the subsequent failure to reflect the agricultural character of the existing barn building. To address this previous reasons for refusal the current application proposes the restoration and conversion of the barn, with these works contained within the existing footprint of the building which would not be enlarged in the same manner as previously refused. This revised proposal is therefore materially different from the preceding scheme.
- 6.9 The proposed enlargement would comprise the creation of gabled ends and the creation of a barn-end pitched roof. While the height of the resulting building would exceed the previously refused scheme the resulting form and proportions would be more reflective of a historic Sussex-barn (than the preceding scheme). It is considered that taken as a whole, the proposed extensions and related alterations would retain a strong agricultural character, with the dwelling remaining clearly visible as a former historic barn.
- 6.10 The proposal would ensure the historic agricultural character of the building is not significantly diluted, addressing the previous reason for refusal, and the building can be brought back into use and preserved as an important local building. With regard to Policy 9 of the Thakeham Neighbourhood Plan, the proposal would be confined to the existing area of farm buildings, would be constructed from vernacular materials, is not considered to include inappropriate conversion works, and although including a significant increase in height this can be justified in the interests of creating a traditional form to the resulting building. A number of conditions are recommended to ensure a successful build, and to prevent future enlargement or alterations taking place without the benefit of further planning permission.
- 6.11 The proposed garage outbuilding would be of a siting, form and scale which would reinforce the historic agricultural character of the site, and which would not be an unexpected feature of a rural barn conversion.
- 6.12 Fifteen standalone solar panels are proposed to be sited in a vegetation screened area of the site to the north-east of the barn, with this part of the site to also serve as a wildlife habitat area. The solar array will be orientated to the south and would be screened from the footpath by retaining the existing woodland that forms a triangular promontory to the and

mature hedgerows to the east and west. The siting and extent of this array is such that no wider adverse impacts are envisaged. A condition is recommended to require further details of the solar panels to be submitted prior to occupation.

- 6.13 The application has been supported by a Landscape and Visual Appraisal Report (Dated: April 2022) undertaken by Terra Firma Consultancy Ltd. The assessment includes a review of the landscape and visual baseline, assessment of landscape and visual receptors, as well as proposed development mitigation measures. The LVA concludes that the proposal will not result in any adverse residual landscape effects with the effects being almost wholly experienced within the site itself, and therefore is judged as having a minor/moderate landscape beneficial effect. The visual effects associated with the proposed building are assessed to be neutral to minor/moderate adverse, owed to the limited available views. Included in the proposal is the planting of an acre of broadleaf native woodland trees; a wildflower meadow; a wildlife pond that acts as a balancing pond; the reinforcement of the existing boundary hedges with new native whips including Hawthorn, Blackthorn, Field Maple and Holly. It is considered that the majority of the landscape and visual effects would not be substantial, and there would be no adverse impact on the landscape character or appearance of this rural location.
- 6.14 The visual impact of the proposal is therefore considered acceptable and in accordance with the above policies.

Amenity Impacts:

- 6.15 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.
- 6.16 Due to separation distances the scale and siting of the proposed building would not be expected to result in any unacceptable harm to neighbouring amenity, and would not result in a level of activity which would cause significantly harmful noise or disturbance. The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

Highways Impacts:

- 6.17 Policy 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.18 The site is located and accessed via Northlands Lane, which is a narrow rural road subject to national speed limit. Prohibition of driving (except for access) and width restrictions apply on this road. Access to the proposed dwelling will be utilised through the existing access arrangements. The site has a permitted agricultural use and therefore it would not be anticipated that the proposed would result in a material intensification of use at the site. Furthermore, data supplied to WSCC by Sussex Police over the period of the last five years reveals no recorded injury within the site vicinity. Therefore, there is no evidence that the proposal would exacerbate an existing safety concern.
- 6.19 Onsite parking will be provided for the proposed dwelling, by way of a double garage and external parking area. The WSCC Car Parking Calculator would expect a minimum of 2 spaces to be provided for dwelling of this size and location. The proposed garage would not meet minimum internal specifications of 3 x 6m per garage space as set out in Manual for Streets (MfS). There is however sufficient additional space on site for a number of vehicles to park and turn and there are no concerns in this regard.
- 6.20 It is considered that the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, and

that there are no transport grounds to resist the proposal. This view is consistent with the preceding application on the site.

Ecology:

- 6.21 An Ecological Assessment (Ecology Solutions, Oct 2019), Walkover Ecology Update and Biodiversity Net Gain Assessment (Sayer, Feb 2022) relating to the likely impacts of development on Protected & Priority habitats and species, particularly bats, and the identification of proportionate mitigation have been submitted with the application.
- 6.22 Following consultation with the council's ecology advisors it is considered that there is sufficient ecological information available for determination providing certainty of the likely impacts on Protected and Priority species and, with appropriate mitigation measures secured, the development can be made acceptable and compliant with its statutory duties including its biodiversity duty under s40 NERC Act 2006.
- 6.23 The mitigation measures identified in the Ecological Assessment (Ecology Solutions, Oct 2019) and the Walkover Ecology Update and Biodiversity Net Gain Assessment (Sayer, Feb 2022) are recommended to be secured and implemented in full. This is necessary to conserve and enhance protected and Priority Species, particularly bats. This includes the need for a wildlife sensitive lighting scheme should any external artificial light be required. The report includes reasonable enhancement measures to secure net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework 2021.

Water Neutrality:

- 6.24 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.
- 6.25 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.
- 6.26 Northlands Barn has its own water supply, which has supplied the barn and associated farmland for in excess of 100 years. The supply is to be used to serve the proposed development. It is proposed to collect rainwater from the roofs of the barn and outbuilding for use for washing, toilet flushing and within the grounds.
- 6.27 A Hydrogeological & Water Neutrality assessment report dated 5th August 2022 prepared by B.A. Hydro Solutions investigated the potential utilising a groundwater abstraction for a private water supply and to assess whether this would result in a change in the water balance status of the Sussex North Water Resource Zone.
- 6.28 The hydrology report considers that the proposal would be water neutral, as it is effectively a self-contained, offline closed catchment, reliant of direct rainfall recharge which historically always recharged the small water pocket; thus there would be no change to the status quo. The Assessment therefore provides evidence to demonstrate that the water to serve the proposal will be sourced from outside the Sussex North Water Supply.

- 6.29 The well currently supplies 1 litre of water per minute and has done consistently over the past 12 months. This equates to 1,440 litres over a 24hr period, well in excess of the 157.7 litres per day required by the proposed dwelling. The assessment also confirms that readings during a period of drought confirmed that water provision remained static, with part of the pasture soaked and boggy where water was escaping from a burst pipe between the well and the barn. In order to provide further water capacity at the site further measures are proposed, as below:-
- i) Rainwater will be collected from the roofs of the buildings to use both inside and outside the dwelling. This is to reduce the amount of water required from the well and to help reduce flood risk in the locality.
 - ii) An underground storage tank for water collected from the well, that is capable of storing at least 35 days worth of water needed within and around the home.
 - iii) An underground storage tank for the collection of water from the roofs of the buildings, that is capable of storing at least 35 days worth of water needed within and around the home.
 - iv) The Water Neutrality Strategy sets out that the current building regulations requires a maximum of 125 litres of water per person per day in dwelling, with an optional reduction to 110 litres. The target provision for Southern Water is 100 litres per person per day. Through efficiency measures the proposed dwelling will require 83.9 litres of water per person per day.
 - v) All of the existing well pipes will be replaced to ensure the removal of known and unknown leaks. This is consistent with the mitigation measures set out in the WNS.
- 6.30 Natural England were consulted on the submitted details and raised no objection subject to the mitigation set out above being secured. There is robust headroom between the water requirements of the new dwelling and the water produced by the existing well, such that water shortages would not be expected. In any case, underground storage tanks are proposed to store 35-days capacity of water from the well, with this sufficient to provide supply during potential periods of drought.
- 6.31 It is considered, given the above, that the nature and scale of the proposed development would not result in an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Climate change:

- 6.32 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:
- Water consumption limited to spring water
 - Requirement to provide full fibre broadband site connectivity
 - Dedicated refuse and recycling storage capacity
 - Opportunities for biodiversity gain
 - electric vehicle charging points

Other Considerations

- 6.24 The Council's Environmental Health department was consulted and given the previous agricultural use of the application site, a land use which Environmental Health considers potentially contaminating, it is considered that the ground on the site has the potential to be contaminated. Contamination assessments are therefore recommended to be undertaken to assess the risks to future site users, which are recommended as conditions to any approval.
- 6.27 The application has been consulted with the Council's Drainage Officer and there is no objection, and drainage details will be determined by compliance with the current Building Regulations. Foul water drainage to be provided via private treatment plant located to the northwest of the barn, with surface water be dealt with by SUDs including a rainwater harvesting tank.

Conclusion:

- 6.28 The barn is a non-designated heritage asset and the sole remaining building of an historic 'outfarm' complex. It is considered that the building is worthy of conversion in the interests of its continued preservation, and the proposed design, which no longer proposes extensions beyond the footprint of the existing structure, is considered to address the concerns raised to the previous planning application, and in particular with reference to Policy 9 of the Thakeham Neighbourhood Plan and Paragraph 180 of the NPPF.
- 6.29 The development would be served by an existing well which sources water from outside of the Sussex North Water Supply. It has been demonstrated that the well would provide sufficient water to serve the proposed development, and this would be secured through a series of recommended conditions. This approach would be sufficient to ensure water neutrality is achieved.
- 6.30 The proposal would not result in any unacceptable impacts on neighbouring amenity and is acceptable in respect of highways, ecology and all other matters.
- 6.31 The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval

7. RECOMMENDATIONS

- 7.1 To approve planning permission, subject to the conditions set out below:

- 1 A list of the approved plans and documents
- 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 hereby permitted shall commence until the full specification of the proposed conversion, including works to stabilise and strengthen the surviving stone walls, materials and methods to be used, have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Reason: As this matter is fundamental to ensure that the significance of the heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **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;
- c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where applicable);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species), as updated by the Environmental Act 2021.

- 5 **Pre-Commencement Condition:** No development shall commence, including any works of demolition, until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for:-

- all temporary contractor buildings, plant and stacks of materials (including any stripped topsoil), provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development.
- the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

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

- 6 **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).

- 7 **Pre-Commencement Condition:** No development shall commence until evidence that water from the private water supply has been sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies and analysed by a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification and the findings submitted to the Local Planning Authority. In the event the samples show that any of the parameters are above the prescribed concentrations or values, as detailed in Schedule 1 of the Private Water Supplies (England) Regulations 2016, no development shall commence until a mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority that demonstrates how the water will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent). The mitigation scheme shall then be implemented in full prior to first occupation of any dwelling and shall be retained and maintained at all times thereafter.

Reason: To ensure the development is water neutral 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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 8 **Pre-Commencement Condition** The development hereby approved shall not commence until a Private Water Supply Management Plan (PWSMP) has been submitted to and approved in writing by the local planning authority. The PWSMP shall include, but not necessarily be limited to, the following information:
- i. A Regulation 6 risk assessment risk assessment (or subsequent superseding equivalent), undertaken by a suitably competent and experienced person in accordance with relevant guidance and statutory requirements, before the private water supply is brought into use; and at least once every five years thereafter.
 - ii. Details of the review of the risk assessment, undertaken in accordance with relevant guidance and statutory requirements, at least every 5 years or such other shorter period as determined by the risk assessment or required by regulation.

- iii. Detail on the sampling and testing regime, undertake in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the outcome of the above-mentioned risk-assessment along with detail on how any failure of any samples will be investigated and managed.
- iv. Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
- v. Detail on the maintenance, servicing and cleaning of the pump, pumphouse, water treatment equipment, tanks, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- vi. Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit
- vii. Detail on the continuity of supply during dry periods extending beyond 35 days.
- viii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
- ix. A named person for residents to contact (24/7) in an event of a failure or issue with the private water supply;

The management plan shall be implemented as approved and maintained for the lifetime of the development. The management plan shall be reviewed annually and any revisions shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the development is water neutral 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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 9 **Pre-commencement (Slab Level) Condition:** No development above ground level slab level shall take place until a scheme of soft and hard landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities.

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

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

- 10 **Pre-Commencement (Slab Level) Condition:** No development above ground level slab level shall take place until a Landscape Management Plan, including

maintenance schedules and periods for all soft landscape areas together with a timetable for the implementation of the landscape management plan, has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall be carried out in accordance with the approved details and timetable.

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

- 11 **Pre-Occupation Condition:** No dwelling shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from the tap within the dwelling(s) meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016.

Reason: To ensure the development is water neutral 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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 12 **Pre-Occupation Condition:** Prior to occupation of the development hereby permitted, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the 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 (Priority habitats & species).

- 13 **Pre-Occupation Condition:** Prior to their installation full details of the solar panels hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The proposal shall be implemented in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment (Ecology Solutions, Oct 2019) and the Walkover Ecology Update and Biodiversity Net Gain Assessment (Sayer, Feb 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the 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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

- 15 **Regulatory Condition:** No works relating to the construction 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, unless otherwise agreed in writing by the Local Planning Authority.

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

- 16 **Regulatory Condition:** No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, 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, unless otherwise agreed in writing by the Local Planning Authority. There shall be no burning of materials or waste on site.

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

- 17 **Regulatory Condition:** The new roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** The new timber windows fitted in the buildings hereby permitted shall have casements flush fitted with their frames.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 19 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 20 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

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

- 21 **Regulatory Condition:** No part of the development shall be first occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with the approved plans. 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).

- 22 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes AA, A, B, C, D, E or F of Part 1, or Class A of Part 2 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 in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/21/1676