Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1927
Mowbray Development Site, Land North of Horsham, Rusper Road, Horsham, West Sussex,

DESCRIPTION:
Application for approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.

RELEVANT PLANNING HISTORY:

DC/16/1677	Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure	Application Permitted on 01.03.2018
DC/19/0984	Non material amendments to approved application DC/16/1677 (the North Horsham Development site) for amendments to the wording of conditions 5,7,8,9,11,12,13,14,16,17,18,19,22,28, 31 & 54 and the introduction of a new condition to enable the Principal Access Works to come forward.	Application Permitted on 12.06.2019
DC/21/0181	Non Material Amendment to condition 2 of DC/16/1677 (Outline planning permission for Land North of Horsham strategic site) to amend all parameter plans.	Application Permitted 12.03.2021

DESCRIPTION OF THE SITE
The site relates to fields located to the southern section of Phase 1 of the Mowbray Development site. The site is east of the road and houses at Old Holbrook. The northern part of the site adjoins the primary road in place on site. The site is also to the north, west and south of the proposed area for the local centre within Phase 1. This area for the local centre includes the retained Moat House, which is surrounded by various trees. The site also abuts the recently completed East-West Greenspace which cuts across the site. The greenspace includes a public right of way and divides RM Areas 5&6 into two parcels. The southern loop road at Phase 1, which forms the main road through RM Areas 5&6, has also been constructed. The site for RM Area 5&6 is largely open fields with limited trees and vegetation.

The site is part of the wider Land North of Horsham strategic site (now known as the Mowbray Development Site). The strategic site is allocated within the Horsham District Local Plan for development under Policies SD1 – SD9. Under DC/16/1677, outline consent was granted in March 2018 for housing (up to 2,750 dwellings), a business park (up to 46,450sqm), retail, a community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.

Under the outline permission, works have been completed for of a new Bohunt school to the east side of Rusper Road. Works also been completed for the realignment of Rusper Road, the East-West

Greenway and internal roads at Phase 1. Works are also well underway for new housing at RM Area 1 (193 units) and RM area 2 (197 units).

DESCRIPTION OF THE APPLICATION

Reserved matters consent is sought for the following:

- Construction of 206 Use Class C3 residential dwellings consisting of one-bed and two-bed flats, and one-bed, two-bed, three-bed, four-bed and five-bed houses. The scheme will provide 180 open market homes, 26 affordable homes as a split of 14 affordable rent and 12 shared ownership units.
- Energy for hot water and heating is to be provided from air source heat pumps.
- Provision of 436 residential parking spaces comprising allocated on plot (including garages) and on-street parking bays, in addition to 42 visitor spaces. 206 spaces are to be provided with active EVC points (44.2% in line with WSCC guidance) distributed across the scheme.
- Footways provided on tertiary streets. Other streets provided with a shared surface.
- Cycle parking provided in dedicated cycle storage within rear gardens for the houses and secure communal stores for the flats.
- Bins to be stored in communal stores for the flat blocks and within rear gardens for the houses.
- Drainage infrastructure.
- Landscape proposals to align with the East-West Greenspace.
- Biodiversity enhancements including the provision of bird and bat boxes or bricks.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 4 - Strategic Policy: Settlement Expansion
Policy SD1 - Strategic Policy: Land North of Horsham
Policy SD5 – Open Space, Sport and Recreation
Policy SD7 - Design
Policy SD9 - Transport Infrastructure
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 40 - Sustainable Transport

Horsham District Local Plan (Regulation 19)

Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 3: Settlement Expansion
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction
Policy 9: Water Neutrality
Policy 10: Flooding
Policy 11: Environmental Protection
Policy 13: The Natural Environment and Landscape Character
Policy 14: Countryside Protection

Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 23: Infrastructure Provision
Policy 24: Sustainable Transport

RELEVANT NEIGHBOURHOOD PLAN:
The North of Horsham site covers the parishes of North Horsham and Rusper. North Horsham Parish has withdrawn its neighbourhood plan designation. Rusper Parish Neighbourhood Plan has been made. The relevant policies are as follows:

- Policy RUS1: Spatial Plan
- Policy RUS3: Design
- Policy RUS4: Local Heritage Assets
- Policy RUS5: Green Infrastructure and Biodiversity
- Policy RUS6: Walking, Cycling and Equestrian Routes
- Policy RUS10: Dark Skies
- Policy RUS11: Promoting Sustainable Transport

Other Relevant Guidance:

- WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology
- Air Quality and Emissions Mitigation Guidance for Sussex (2020)
- HDC Planning Advice Note: Biodiversity and Green infrastructure (2022)

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

Consultations:
INTERNAL CONSULTATIONS

HDC Archaeology Consultant (summary): No objection.

HDC Arboricultural Officer (summary): No objection.

HDC Conservation Officer: No objection.

HDC Ecology (Place Services) (summary): No objection.

HDC Environmental Health (summary): No comment.

HDC Landscape Officer (summary): Comment. As amended, No concerns are raised with access, layout and scale on landscape grounds, however minor modification is recommended in order to secure the landscape strategy.

OUTSIDE AGENCIES

Gatwick Airport: No objection.

WSCC Highways (summary): More information needed. As amended, it appears that the majority of the comments previously made by WSCC Highways have been acknowledged and the design updated accordingly. There remains the matter of visitor parking distribution with these spaces poorly distributed, although there is space on the streets for parking. WSCC have commented that the number of shared surface areas should be constructed in a material that contrasts with other areas of highway and should be in blockwork.

WSCC Local Lead Flood Authority (summary): No objection.

WSCC Fire & Rescue (summary): Comment. Condition is recommended for the requirement of fire hydrants.

PUBLIC CONSULTATIONS
Representations:
One letter of Objection has been received from a nearby resident objecting to the application on the grounds of flooding.

Parish Comments:
North Horsham Parish Council: No Objection.

Member Comments:
None received.

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

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

PLANNING ASSESSMENT
The principle of development of this site for housing has been established by the outline planning permission granted in March 2018 (DC/16/1677) for the development of the wider North of Horsham site for up to 2,750 dwellings and other uses, including a business park and educational uses. This Reserved Matters application seeks consent for the scale, appearance, layout and landscaping for 206 dwellings within RM Areas 5&6.

This application is assessed against the Horsham District Planning Framework (HDPF, 2015) and Rusper Neighbourhood Plan, alongside the National Planning Policy Framework (NPPF, Dec 2023). The submission Horsham District Local Plan (2023-40) is not given any weight at this stage.

The key issues for consideration in the determination of this proposal are the compliance of the scheme with the approved Parameter Plans and Design and Landscape Strategy and Site Wide Cycle Strategy approved pursuant to the outline planning permission, along with the relevant obligations set out in the accompanying s106 legal agreement. The layout, scale, landscaping and appearance of the proposed development, the housing mix and affordable housing, the impact on the amenities of nearby and future occupants, highways and parking considerations, the landscaping proposed, drainage, refuse provision and whether the development of this parcel can be delivered without harming the interests of nature conservation and ecology, including water neutrality are also key issues.

Compliance with approved parameter plans:

Condition 5 of DC/16/1677 states that details relating to the layout, scale, appearance, means of access (save for the accesses approved pursuant to Condition 1) and landscaping associated therewith (hereafter called the Reserved Matters) for each area of the site as shown on the Reserved Matters Area Plan, approved pursuant to condition 7, of this permission shall be submitted to and approved by the Local Planning Authority before development of that Reserved Matters Area is commenced.

In accordance with Condition 2 of the DC/16/1677, the proposals for reserved matters must be broadly in accordance with the approved parameter plans approved as part of the outline consent. The proposal is in accordance with the parameter plans as follows:

- Land Use: The Land Use plan indicates this site is for residential use, as proposed.
- Density: The proposed density (36dph) is in accordance with the Density Parameter Plan (as amended under DC/21/0181). This allows for up to 40 dwellings per hectare across RM Area 5 and the northern portion of RM Area 6, and up to 50 dwellings per hectare across the remainder of RM Area 6.
- Buildings Height: The proposed building heights are in accordance with Building Heights parameter plan (as amended under DC/21/0181). The Building Heights Parameter Plan sets out the building heights, these are up to 3-4 storeys (approximately 16 metres) across RM Area 5 and the southern two parcels of RM Area 6, and up to 2.5 storeys (approximately 12 metres) on the northern portion of RM Area 6.
- Movement and Access: The Movement and Access Parameter Plan identifies a secondary street along the western and southern boundaries of the RM Areas. A Public Right of Way ('PRoW') runs through the east-west greenspace which separates the northern and southern parcels of RM Area 6, and connects to a proposed pedestrian / cycle path to the east of RM Area 6.
- Green Infrastructure: The Green Infrastructure Parameter Plan identifies areas of natural greenspace bordering RM Areas 5 and 6, in addition to a Neighbourhood Play Area north of RM Area 6.

The scheme is also in accordance with the Design and Landscape Strategy for Phase 1 (ref: DISC/20/0179) and the Site Wide Cycle Strategy (ref: DISC/19/0267).

Design and Appearance:

Policy SD7 of the HDPF states that the North Horsham development site will be high quality and will respond to and complement the unique character, qualities and local distinctiveness of Horsham and the surrounding areas. Policy SD1 also states that the development shall be locally distinctive through its architecture, urban and landscape design, where residents can become involved in their community and share the benefits of a high quality life.

The scheme is shown laid out within seven distinct parcels across the site. As outlined in the approved Design and Landscape Strategy (DLS), the site falls within the West Village Character Area. The DLS states that '*the West Village area should be of a semi-formal character, to reflect its central position overlooking the Moathouse and surrounding green space. The area is framed by two north south green corridors connected by the PRoW running east to west. The listed Moathouse is sheltered by existing mature trees and the moat. The landscape character primarily takes reference from the existing features incorporated within the green corridors. A mix of typologies including semi detached, terraces with some detached and apartment buildings on key corners will characterise the built form*.'

In relation to the approved parameter plans, the proposed density of 36 dph is below the upper limit provided for on the Parameter Plan. The maximum building proposed is 3-storeys for apartment buildings and 2.5 storeys for houses, which again sits below the upper limit allowed for in the Parameter Plan and ensures that the proposals do not exceed the parameters for this location.

The Design Statement outlines the approach to the layout of the RM areas. For RM Area 5 to the northern part of the site, this is divided by the loop road which cuts across the RM area from Moat Road. Fronting Moat Road, the proposed frontage includes a series of two, two and half and three storey buildings, with the corners defined by "feature" buildings. The statement outlines that the entrance "gateway" is initially conceived as a more green landscaped "arrival" area, with angled built form leading into the proposals, particularly from the north west. The remaining housing for this RM Area would be more of an informal arrangement. This partly reflects the proximity of the green edge to the west.

In terms of RM Area 6, the southern loop round continues to run through this area. This road is already in place with trees planted. This area also has a more informal arrangement, comprised of groups of

detached and semi-detached dwellings. This area is also divided by the recently finished East-West Greenspace. Housing will front this greenspace to the north and south. There is a further green space proposed to run south off the East-West Greenspace. Housing will also front this open space.

In terms of design, the dwellings proposed are of a traditional appearance with a mix of materials including brick, tile hanging and weather boarding. The dwellings include design features including gable ends, dormer windows and chimneys. The flat block proposed includes balconies with roof variations. These give the flat blocks visual interest. In accordance with DLS, marker buildings have been incorporated into the scheme in key locations as an architectural focus at the end of key vistas, addressing prominent corners and framing key views.

Overall, the scale and massing of the development is considered acceptable, with the resulting buildings not appearing cramped or unduly dominant. The design matches the high quality already delivered on site. Additionally, having regard to design of the scheme and the inclusion of trees and landscaping, the proposal would form sympathetic and appropriate additions in the context of the surrounding area. The proposal is therefore in accordance with Policy 33 and SD7 of the HDPF and is also in accordance with the design principles outlined in the Design and Landscape Strategy for Phase 1.

Trees and Landscaping:

Policy SD6 states that the North Horsham development site shall respond to and complement the positive landscape characteristics and biodiversity qualities of the site.

There are no trees within the red line boundary of RM Areas 5 and 6. The Planning Statement outlines that appropriate tree protection measures will be installed prior to the commencement of development and retained for the duration of the work to ensure the protection of any trees in proximity to the site boundary where necessary. These measures would be secured through a recommended planning condition.

The proposal includes soft and hard landscaping throughout, including trees and hedging to be planted along streets and in front gardens, retention of existing boundary vegetation, boundary treatments (including timber post rails, brick walls and railings) and a variety of hard surfaces.

As originally submitted, the HDC Landscape Architect commented that minor amendments were required to the landscape proposal. This included additional planting in some areas. Following the receipt of amendments, the HDC Landscape Architect is satisfied that her comments have generally been addressed and that the scheme is appropriate. One of her remaining comments is in relation to the Landscape Management Plan. The officer request that further amendments are made to the Plan. It should be noted that under the outline consent, condition 35 requires the submission of a Landscape and Ecological Management Plan. Therefore, this requirement is covered by condition 35 of the outline consent.

As amended, the proposed landscaping scheme is considered acceptable and in compliance with policy SD6 of the HDF and is also in accordance with the design principles outlined in the Design and Landscape Strategy for Phase 1.

Affordable Housing and Housing Mix:

Policy SD4 states that for each phase, it shall be demonstrated how a mix of dwelling sizes, types and tenure is to be delivered in the context of the overall comprehensive development, taking into account local demand for custom build and other specialist housing, including extra care housing. The proposed affordable and market housing mix is as follows:

	1B Flat	2B Flat	1B House	2B House	3B House	4B House	5B House	Total
Private	4	20	3	39	67	47	0	180
Affordable Rent	3	3	0	4	2	1	1	14
Shared Ownership	0	3	0	4	4	1	0	12
TOTAL	7	26	3	47	73	49	1	206

The s106 requires 12.6% of homes in Phase 1 to be provided as affordable. The proposal is providing 26 affordable homes which equates to 12.6% in line with the s106. The S106 also includes a target tenure split ('Liberty Phase Tenure Mix') and dwelling size mix ('Baseline Mix') for the affordable homes. The target tenure split is for 6.9% affordable rent and 5.7% shared ownership. The proposal is for 14 affordable rent and 12 shared ownership units, equating to 6.9% and 5.7% of the total 206 units. The RM therefore accords with the baseline mix for affordable homes as set out in the s106.

The table below (submitted with the Planning Statement) sets out the target dwelling size mix for the affordable units and how this compares to the proposed mix of dwelling sizes across RM Areas 5 and 6.

	1B Flat	2B Flat	2B House	3B House	4B House	5B House	Total
S106 Baseline Mix (%)	13.3%	25%	39.7%	14.3%	6.9%	0.8%	100%
S106 Baseline Mix (equivalent no. of units, rounded)	3	6	10	4	2	1	26
Proposed Affordable Mix	3	6	8	6	2	1	26

The proposed affordable housing mix meets the Baseline Mix for the majority of dwelling sizes. The only deviation is two additional three-bed units and two less two-bed units. This follows advice at the pre-application stage and recognises the high needs for affordable three-bedroom homes in the District.

The mix of market dwellings focuses on two, three and four-bed provision, with some one-bed flats and houses. This is consistent with the principles of the Strategic Housing Market Assessment (November 2019), with the greatest proportion of homes being three bed, followed by two-bed and four-bed. This is considered acceptable.

Overall, the housing provision is considered appropriate and in accordance with the requirements of the outline permission.

Amenity Impacts:

Policy 33 of the HDPF states that development should ensure it is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land, for example through overlooking and noise, whilst having regard to the sensitivities of the surrounding development.

It is not considered that this proposal would result in unacceptably harmful impact on the living environment of any adjacent residents, the nearest of which are located a significant distance to the west of the site on Old Holbrook.

Each of the dwellinghouses within this Phase would have a rear garden space for private amenity. The proposed apartment units would have limited outside amenity space allocated to them and with some, but not all, having balconies. However, these residents would have easy access to the larger scale amenity and open areas of the development, which would be in close proximity. These areas will afford residents usable open space in accordance with the approved Design and Landscape Strategy and in accordance with Policies 32 and 33 of the HDPF. The layout of the dwellings is also considered appropriate in terms of spacing and their juxtaposition with each other.

In terms of noise impact from the nearby A264, RM Areas 5&6 are located a suitable distance from the A264 to the south. As such, no comments have been made from the Council's Environmental Health team on this impact.

Under DC/16/16677, condition 9 requires the submission a Construction Environmental Management Plan for each phase of development for the approval of the Local Planning Authority. Compliance with the details submitted in the CEMP will minimise disruption to adjacent neighbours. The submission of a CEMP for these areas would be required to be submitted separately.

Highways Impacts:

Policy SD9 and 40 of the HDPF state that development will be supported if it is appropriate and in scale to the existing transport infrastructure, including public transport; is integrated with the wider network of routes, including public rights of way and cycle paths, and includes opportunities for sustainable transport.

In terms of transport impacts, the southern loop road is in place and forms the primary vehicle access for the site. The proposal has been designed around this road with tertiary roads set off the loop road. These lead to mainly shared surfaces for the housing.

WSCC Highways have commented that it is recognised that the details submitted cover solely the layout of the respective parcels with accesses onto the wider highway network already having been approved as part of a separate planning approval (DC/21/1219). As such, WSCC Highways have no comments regarding the approved access arrangements.

As originally submitted, WSCC Highways commented that it is ordinarily expected that shared surfaces are constructed in a material that contrasts to more typical carriageway with footway type arrangements. This is not the case however within one of the parcels where the materials change from asphalt to blockwork back to asphalt. The Highways Officer also commented that there are also parcels with lengths of road that appear to be proposed with the footway segregated from the carriageway but where a continuous footway is provided only on one side of the carriageway. From a highway adoption point of view, WSCC would require footways on both sides of the carriageway where there are dwellings accessing onto the road.

The Highways Officer also commented that further consideration needs to be given to the parking for plot 96. Two car barn spaces are shown for this plot but there is a length of hardstanding in front of this that residents could try to park on. The length of hardstanding isn't sufficient to accommodate a car clear of the highway and as such a car would then end up blocking the route for pedestrians.

Visitor parking also seems haphazardly spread with some of the smaller parcels having access to a relatively large number of spaces; plots 157-160 for example have 5 visitor spaces whereas the largest parcel in the southeast corner only has 6 with some of these tucked away in parking courts. The applicant should look again at visitor parking space locations and try to distribute these more proportionately given the parcel size, as well as locating these in more visible locations.

As a result of the above, amendments were received. WSCC Highways reviewed the amendments and commented that the majority of their concerns have been acknowledged and the design updated accordingly. In relation to visitor parking, WSCC Highways acknowledge that inevitably some on-street parking outside of these designed bays will occur. The proposed road widths are such that any on-street parking should not cause any undue obstruction to other traffic.

The only new comment WSCC Highways made is that a number of the shared surface areas are shown on the Hard Landscaping drawings as constructed in tarmac. Shared surface areas should be constructed in a material that contrasts with other areas of highway where the footway is separated from the carriageway by a full height kerb; this is standard practice. Regardless of the end adoption status of these roads, all shared surfaces must be in blockwork. The hard landscaping plans should be updated where appropriate. In response, the applicant has submitted updated plans to address these comments regarding the shared surface areas.

For parking requirements, parking targets across the County are provided in WSCC's Guidance on Parking at New Developments (September 2020) and are to be calculated in line with Table 2: Residential Parking Demand (spaces per dwelling). For the purposes of the WSCC Guidance, RM Areas 5 and 6 falls within Parking Behaviour Zone 2. Using this method, the parking target for the 206 homes at the mix proposed is 399 spaces. The proposed level of parking is 436.5 residential parking spaces comprising allocated on plot (including garages) and on-street parking bays, in addition to 42 visitor spaces. This exceeds the target level of parking within the WSCC Guidance and is considered appropriate.

The WSCC Guidance requires 45% active provision of electric vehicle charging within new developments for this year (2024). This equates to active electric vehicle charging points to 206 parking spaces. The scheme indicates that these will be distributed across the development.

Overall, the proposal is considered acceptable in terms of its impact on highways and parking and in accordance with Policies SD9 and 40 of the HDPF.

Water Neutrality:

Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advises the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

In assessing the impact of development on protected habitat sites such as those in the Arun Valley, decision makers must, as the competent authority for determining impact on such sites, ensure full compliance with the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations). The Regulations require that a Habitats Regulations Assessment (HRA) be carried out to determine if a plan or project may affect the protected features of a habitats site. Regulation 70(3) requires that planning permission must not be granted unless the competent authority (Horsham District Council) is satisfied that the proposed development will not adversely affect the integrity of the affected habits site. Regulation 63 sets out the process by which an HRA must take place.

With the site being an open field, the baseline for water usage has been taken as zero. Using the census data and the housing mix defined, the population of the proposed development is estimated to be 473.98 persons. Using the Building Regulations water consumption figure of 125 litres per person per day and proposed population size of 473.98, it is estimated that the total water usage per day for the proposed development would total to 59,247.50 litres per day.

To minimise the demand on the mains water, it is proposed that the new dwellings will achieve a water efficiency of less than 110 litres per person per day of water, which will be in accordance with the optional water efficiency target set out in Building Regulations Part G. This will be achieved through the use of water efficient fixtures and fittings.

Using the Part G water consumption figure of 85.0 litres per person per day and the census-based development population of 473.98 it is estimated that the water usage per day for the proposed

development can be reduced to 40,288 litres per day. Therefore, following the development of the site there will be a net increase in water demand of 40,288 litres per day.

Offsetting
The applicants Water Neutrality Statement proposes to offset their development via a scheme to fit homes that are managed by the Saxon Weald (all situated within the Sussex North Water Supply Zone) with a Cenergist Control Flow HL2024 flow regulator device. This device regulates the irregular flow of water into a property, thereby reducing the household's water consumption.

The Cenergist Control Flow HL2024 device is endorsed by Natural England following a trial scheme run by Crawley Borough Council. This trial comprised of 100 council owned residential properties, which found that on average 75 litres per day were saved for every property fitted with the flow-regulator, or 30 litres per person per day. Applying a precautionary 10% buffer the adjusted water savings per property equate to 69.4 litres per day, or 27 litres per person per day. The trial was based on properties built prior to 2010 and therefore before water efficiency standards were introduced to new homes.

For this development at least 252 properties would be required to offset the development, using the census data of 2.32 for a three-bedroom home. Taking the average savings per Saxon Weald property as 69.4 litres, the total savings per Saxon Weald property are 161 litres (2.32 x 69.4). The water usage of 252 properties relates to 40,572 litres per day (252 x 161).

The Cenergist device will be installed on at least 252 properties controlled by the Saxon Weald housing association and will deliver savings of 40,572 litres per day. This is greater than the required 40,288 litres per day and therefore the proposals can demonstrate water neutrality. The 10% buffer incorporated into the Cenergist calculations allows headroom for the water neutrality proposal, whilst a further 10% buffer is included in the above calculations. The delivery of the above mitigation will be controlled by a s106 agreement.

SNOWS Scheme:

An alternative option available to the applicant is to utilise the emerging Sussex North Offsetting Water Scheme (SNOWS) instead. Under this scheme, it is proposed to allow development supported in a made plan or a post-submission plan the option of offsetting its water demand through the purchasing of water credits via the Council. As the application site is allocated for development, the applicant would therefore have the option of either implementing their approved scheme to utilise the Cenergist scheme or to use the forthcoming SNOWS scheme to offset the water demand from this development. Natural England have been consulted prior to the implementation of the Council's adoption of this approach and have raised no objection to the use of a Grampian condition to secure water neutrality through either SNOWs or a bespoke scheme. Accordingly, this permission does not secure the Cenergist solution originally proposed by the applicants, but instead allows for the applications to submit this scheme alongside a s106 agreement in the event they elect not to offset via SNOWs.

Conclusion on Water Neutrality:

As the application site is allocated for development in the post-submission Horsham District Local Plan (HDLP), and the development proposal is compliant with that allocation, the applicant has the option of either using the forthcoming SNOWS scheme to offset the water demand from this development, or a bespoke scheme which could include their previously accepted 'Cenergist scheme'.

Subject to conditions to secure the above mitigation, the proposals will not result in an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), Regulations 65 and 70 of the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Other Matters:

Ecology:

The Council's Consultant Ecologists have reviewed the submitted Ecological Mitigation and Management Plan (EMMP) and commented that the details are appropriate. The submission is also in accordance with the Design and Landscape Strategy which requires the inclusion of bat and bird boxes to areas of this parcel.

Heritage Impacts:
The listed buildings nearby are set a significant distance from the site and the impact on the setting of the listed building is considered appropriate, with no harm identified. This takes into account the assessment of the impact of the proposal on heritage assessment undertaken as part of the outline consent approval.

Minerals:
Under the West Sussex Joint Minerals Local Plan (2018), the safeguarding of minerals is a material consideration in development. The North of Horsham Development site includes deposits of brick clay and building stone. Under the WSCC guidance, there is no requirement to consult WSCC on reserved matters application unless minerals related issues have been raised at outline stage. No minerals related issues were identified under the outline planning permission for this site (DC/16/1677).

Air Quality:
The size and scope of the proposals remain as permitted through the outline application for the wider site. The impacts of construction were considered for dust and air quality effects and, in accordance with the original assessment, this will be controlled with a Construction Environmental Management Plan; as specified in the conditions. In addition, highways impacts are proposed to be managed through the site wide Travel Plan. It is therefore considered there are no significant changes in relation to air quality.

Environmental Impact Assessment:
The original outline application included an Environmental Statement which covered the whole of North of Horsham strategic site in compliance with the EIA Regulations. A further EIA is not required for this reserved matters application.

Drainage & Flood Risk:
As outlined in the submitted Planning Statement, the proposal is consistent with the approved Site-Wide Strategy in that RM Areas 5 and 6 have been designed to drain surface water by gravitational means to the strategic surface water network and attenuation basins immediately to the south. The Surface Water Technical Note (December 2024) confirms that the drainage strategy for this RM application has been designed in accordance with the drainage strategy approved at outline stage. It demonstrates that there will be no flooding for all storm events up to and including 1 in 100 year storm event, with allowance for the effects of climate change.

Policy 38 of the HDPF requires that developments are appropriately drained. A Preliminary Foul Sewerage and Utilities Assessment (February 2016) was submitted in support of the outline planning consent. This reviewed capacity and works required to ensure sufficient provision of utility services to the new development including foul water. An initial foul drainage strategy was provided at Appendix F of the FRA with the OPP requiring a detailed Foul Drainage Scheme to be submitted with each application for Reserved Matters approval (Condition 55). The foul drainage network for RM Areas 5 and 6 has been designed to connect to the strategic network. As confirmed by the Foul Water Technical Note (December 2024), all foul flows will be conveyed via adoptable systems which will drain into the site wide infrastructure via the adoptable pump station.

West Sussex County Council Local Lead Flood Authority have commented that they have no objection to the proposal.

The applicant has also taken into consideration the updated Environment Agency flood risks maps in March 2025. The applicant's engineer have commented that the updated surface water flood mapping indicates the risk of pluvial flooding and has an improvement to the 2013 version. The plots that are identified are being raised out the ground to facilitate the gravity drainage solution which is the solution already reviewed and agreed by the LLFA as part of the Reserved Matters application.

Refuse Collection:
The proposal includes adequate turning and manoeuvring for refuse vehicles. A condition is recommended requiring details of refuse collection points as these have not been indicated on the plans.

Climate Change:
The application is supported by an Energy and Sustainability Statement produced by Briary Energy. This reviews the requirements established by Policies 35, 36 and 37 of the HDPF which focus on Climate Change, Energy Use and Sustainable Construction. This proposal has been designed to mitigate the effects of climate change, including through the choice of construction materials and method of construction, ensuring reduced consumption of primary resources, as well as water conservation and water efficiency measures in accordance with the HDPF policies.

Permitted Development Rights:
As dwellinghouses, the units would benefit from permitted development rights under the Town and Country (General Permitted Development) Order 1995, as amended. This would allow large roof additions to the rear and side of some of the houses. Given the design of the houses, it is felt that roof additions could potentially stand out and detract from the appearance of this development. It is therefore felt necessary to remove permitted development rights for any roof extensions. It also considered appropriate to remove permitted development rights for front boundary treatments as an inappropriate boundary treatment under permitted development could also significantly detract from the appearance of the housing.

Rights of Way:
The proposal does not include any alterations to the public right of way.

WSCC Fire & Rescue:
In response to the comments from WSCC Fire & Rescue Service, the layout plans shows fire hydrants throughout.

Conclusion:

The principle of developing the site has been established following the grant of outline planning permission (as amended): DC/16/1677. The current proposal is for the approval of the reserved matters and is in substantial conformity with the parameter plans approved at the outline stage.

It is considered that the current proposal results in an acceptable layout of the development and an acceptable scale and appearance for the scheme, subject to conditions for further details. The proposal also ensures that the scheme would not result in adverse highway safety impacts and incorporates acceptable landscaping. The outline permission also includes conditions which ensure that this development would be appropriate, including conditions for contamination and ecology impacts. Additionally, the proposal would not significantly affect the amenity of any adjacent properties. This proposal also includes appropriate affordable housing that is in accordance with the requirements of the outline permission.

It is therefore considered that the scheme will deliver a high quality development in accordance with the outline planning approval.

Recommendation: Application Permitted

Conditions:

1. Approved Plans List.

2. **Pre-Commencement Condition**: No development shall commence until either:
   i) Details have been submitted to and been approved in writing by the Local Planning Authority confirming that the necessary credits to achieve water neutrality have been secured via the Sussex North Offsetting Water Scheme;
   or

ii) A site-specific water neutrality mitigation scheme has been submitted to and been approved in writing by the Local Planning Authority. The site-specific water neutrality mitigation scheme shall include full details of the means of any and all onsite and offsite mitigation and any necessary agreements pursuant to S106 of the Town and Country Planning Act 1990 to deliver and secure the approved mitigation; and

iii) The development shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority confirming that the approved site-specific water neutrality mitigation scheme has been fully implemented. The approved mitigation shall thereafter be retained, maintained and operated to the same or better water performance standard.

Reason: To ensure that the approved development is water neutral, thus avoiding contribution to the possible adverse effect upon the integrity of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar designations addressed by the Natural England Position Statement of September 2021 and to satisfy the Authority's duties pursuant to the Protection of Habitats and Species Regulations 2017 (as amended) at Regulation 63.

3. **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

   Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

   Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4. **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 and samples of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings 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 SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

5. **Pre-Commencement Slab Level Condition**: No development above ground floor slab level of any part of the dwelling hereby permitted shall take place until details of any air source heat pumps proposed, including their location and appearance, have been submitted to and approved in writing by the local planning authority. The air source heat pumps shall be installed in accordance with the approved details.

   Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of visual amenity in accordance with Policy SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

6. **Pre-Occupation Condition**: All landscaping shall be carried out in accordance with the approved drawings unless details of an alternative scheme of landscaping have been submitted to and been approved in writing by the local planning authority prior to development above ground floor slab level commencing. The approved landscaping shall be carried out in the first planting and seeding

season following the first occupation of the buildings to which it relates or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and in accordance with Policy SD1, SD6 and 33 of the Horsham District Planning Framework (2015).

7. **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water efficiency measures set out in the approved Water Neutrality Statement (Motion- dated 5 December 2024). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and evidence they meet the required water consumption flow rates. The installed measures shall be retained and operated as such 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), Paragraph 193 of the National Planning Policy Framework (2024), 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-Occupation Condition**: Prior to the occupation of any dwellings hereby permitted, the relevant fire hydrant serving that dwelling shall be provided and thereafter retained as such.

   Reason: To ensure fire hydrants are provided for fire safety in accordance with Policy 32 of the Horsham District Planning Framework (2015).

9. **Pre-Occupation Condition**: Prior to the occupation of any dwelling hereby permitted, secure covered cycle parking facilities and refuse storage facilities to serve that dwelling shall be provided within the garages and/or gardens and/or dedicated stores as indicated on the approved plans.. These facilities shall thereafter be retained for use at all times.

   Reason: To ensure the adequate provision of cycle and refuse facilities in accordance with Policy SD1, 33 and 40 of the Horsham District Planning Framework (2015).

10. **Pre-Occupation Condition**: Prior to the first occupation of any dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details 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**: Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 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).

12. **Pre-Occupation Condition**: Prior to occupation of any dwelling hereby approved, the electric vehicle charging provision for that dwelling shall be provided and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

13. **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Mitigation and Management Plan (EMMP) (Derek Finnie Associates September 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

    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 SD6 and 31 of the Horsham Development Framework.

14. **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 roof extensions falling within Class B of Part 1 of Schedule 2 of the Order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

    Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute inappropriate development and to protect the amenities of the adjoining properties and in accordance with Policy SD7 and 33 of the Horsham District Planning Framework (2015).

15. **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no hardstandings, gates, fences, walls or other means of enclosure shall be erected or constructed in front of the forward most part of any proposed building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

    Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute inappropriate development in accordance with Policy SD7, 33 and 41 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

1. The applicant is to note that the Landscape Management Plan submitted with this application is not satisfactory. An amended plan will need to be submitted, as required by condition 35 of DC/16/1677.

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/24/1927
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Layout plan	LIGHTING LAYOUT (PARCEL 5)	3506-DFL-HLG-	13.12.2024

		XX-DR-EO-13001-S3-P04	
Layout plan	LIGHTING LAYOUT (PARCEL 6)	3506-DFL-HLG-XX-DR-EO-13002	13.12.2024
Supporting Docs	LIGHTING CALCULATIONS RM5 ADOPTABLE	3506-DFL-HLG-XX-CA-EO-13001-S3-P02	13.12.2024
Supporting Docs	LIGHTING CALCULATION RM5 PRIVATE	3506-DFL-HLG-XX-CA-EO-13002-S3-P03	13.12.2024
Supporting Docs	LIGHTING CALCULATION - RM6 ADOPTABLE	3506-DFL-HLG-XX-CA-EO-13003-S3-P02	13.12.2024
Supporting Docs	LIGHTING CALCULATION - RM6 PRIVATE	3506-DFL-HLG-XX-CA-EO-13004-S3-P03	13.12.2024
Supporting Docs	LIGHTING CALCULATIONS RM5 RECEPTORS	3506-DFL-HLG-XX-CA-EO-13005-S3-P02	13.12.2024
Supporting Docs	LIGHTING CALCULATIONS RM6	3506-DFL-HLG-XX-CA-EO-13006-S3-P03	13.12.2024
Layout plan	Coloured Site	23124 / C101A	28.03.2025
Elevation plan	Coloured Street Scene - A-C	23124 / C102A	28.03.2025
Elevation plan	Coloured Street Scene - D-G	23124 / C103A	28.03.2025
Layout plan	Proposed Site	23124/P101 A	02.01.2025
Layout plan	Site Parcel 5	23124/P102A	28.03.2025
Layout plan	Site Parcel 6	23124/P103A	28.03.2025
Materials	Parcel 5	23124/P104A	28.03.2025
Materials	Parcel 6	23124/P105A	28.03.2025
Layout plan	Parking & EVCP - Parcel 5	23124/P106A	28.03.2025
Layout plan	Parking & EVCP - Parcel 6	23124/P107A	28.03.2025
Elevation & Floor plan	Type 2AA - Plots 121-123	23124/P115A	28.03.2025
Elevation & Floor plan	Type 3AA and 2AA - Plots 109-111 and 112-114	23124/P116A	28.03.2025
Elevation & Floor plan	Type 2A - Plots 146-147	23124/P120A	28.03.2025
Elevation & Floor plan	Type 3AC - Plots 132-133	23124/P117A	28.03.2025
Elevation & Floor plan	Types 2AA & 3AC - Plots 129-131	23124/P118A	28.03.2025
Elevation & Floor plan	Type 4AA - Plots 97 and 98	23124/P119A	28.03.2025
Elevation & Floor plan	Types 2A and 2B - Plots 52-54	23124/P123A	28.03.2025
Elevation & Floor plan	Types 2A and 2B - Plots 16-18, 62-64 and 154-156	23124/P121A	28.03.2025
Elevation & Floor plan	Type 2A and 2B - Plots 151-153	23124/P122A	28.03.2025
Elevation & Floor plan	Type 3A and 2A - Plots 69-71	23124/P124A	28.03.2025
Elevation & Floor plan	Types 2A and 3C - Plots 94-95	23124/P125A	28.03.2025
Elevation & Floor plan	Type 2B - Plots 119, 145 and 149	23124/P126A	28.03.2025

Elevation & Floor plan	Type 2B - Plots 66-67, 80-81, 82-83, 99-10 and 124-125	23124/P127A	28.03.2025
Elevation & Floor plan	Type 2B-2B - Plots 35-36 and 47-48	23124/P128A	28.03.2025
Elevation & Floor plan	Type 3A - Plots 28 and 72	23124/P130A	28.03.2025
Elevation & Floor plan	Type 3A - Plots 27, 96 & 150	23124/P131A	28.03.2025
Elevation & Floor plan	Type 3A - Plot 144	23124/P132A	28.03.2025
Elevation & Floor plan	Type 3A - Plot 150	23124/P133	11.12.2024
Elevation & Floor plan	Type 3B - Plots 26, 93, 102 179, 198 & 199	23124/P134A	28.03.2025
Elevation & Floor plan	Type 3B - Plot 21	23124/P135	11.12.2024
Elevation & Floor plan	Type 3B - Plots 27 and 102	23124/P136	11.12.2024
Elevation & Floor plan	Type 3B - Plots 60-61	23124/P137A	28.03.2025
Elevation & Floor plan	Type 3B - Plots 41-42	23124/P138A	28.03.2025
Elevation & Floor plan	Type 3C - Plot 120	23124/P139A	28.03.2025
Elevation & Floor plan	Type 3C - Plot 65	23124/P140A	28.03.2025
Elevation & Floor plan	Type 3C - Plot 148	23124/P141A	28.03.2025
Elevation & Floor plan	Type 3C - Plots 30-31	23124/P142A	28.03.2025
Elevation & Floor plan	Type 3C - Plots 186-187	23124/P143A	28.03.2025
Elevation & Floor plan	Type 3E - Plots 19, 25, 44, 50 173, 174, 183, 201 & 202	23124/P144A	28.03.2025
Elevation & Floor plan	Type 3E - Plot 57	23124/P145A	28.03.2025
Elevation & Floor plan	Type 3E - Plots 26, 173, 174, 201 and 202	23124/P146	11.12.2024
Elevation & Floor plan	Type 3E and 2BFOG - Plots 91-92	23124/P147A	28.03.2025
Elevation & Floor plan	Type 3F - Plots 22, 23, 39, 103, 105, 107 116, 127, 158, 166, 168, 171, 176, 189, & 193	23124/P148A	28.03.2025
Elevation & Floor plan	Type 3F - Plots 58, 177, 178 and 189	23124/P149A	28.03.2025
Elevation & Floor plan	Type 3F - Plots 158 and 193	23124/P150	11.12.2024
Elevation & Floor plan	Type 3F - Plot 182	23124/P151	11.12.2024
Elevation & Floor plan	Type 3F - Plots 8, 11	23124/P152A	28.03.2025
Elevation & Floor plan	Type 3L - Plots 101, 108 & 126	23124/P153A	28.03.2025
Elevation & Floor plan	Type 3L - Plots 164, 172, 200 and 203	23124/P154	11.12.2024
Elevation & Floor plan	Type 3L - Plot 164, 170, 172, 200 & 203	23124/P155A	28.03.2025
Elevation & Floor plan	Type 4A - Plots 33, 34 and 37	23124/P160A	28.03.2025
Elevation & Floor plan	Type 4A - Plots 9-10, 117-118 & 184-185	23124/P161A	28.03.2025
Elevation & Floor plan	Type 4A - Plots 9-10 and 117-118	23124/P162	11.12.2024
Elevation & Floor plan	Type 4A - Plots 38-39	23124/P163A	28.03.2025
Elevation & Floor plan	Type 4B - Plots 47, 51 & 55	23124/P164A	28.03.2025

Elevation & Floor plan	Type 4C - Plot 29, 159, 165, 190 195 & 204	23124/P165A	28.03.2025
Elevation & Floor plan	Type 4C - Plot 73	23124/P166A	28.03.2025
Elevation & Floor plan	Type 4C – Plot 106	23124/P167A	28.03.2025
Elevation & Floor plan	Type 4D - Plots 59 & 205	23124/P168A	28.03.2025
Elevation & Floor plan	Type 4D - Plots 21, 28, 43, 56, 180 181, 188, 191, 196 & 197	23124/P169A	28.03.2025
Elevation & Floor plan	Type 4D - Plots 24, 40, 90, 157 160, 167, 175 & 194	23124/P170A	28.03.2025
Elevation & Floor plan	Type 4D - Plot 128	23124/P171A	28.03.2025
Elevation & Floor plan	Type 4D – Plot 104	23124/P172A	28.03.2025
Elevation & Floor plan	Type 4E - Plot 192	23124/P173A	28.03.2025
Elevation & Floor plan	Type 4E - Plot 206	23124/P174A	28.03.2025
Elevation & Floor plan	Type 2BFOG - Plot 7	23124/P180A	28.03.2025
Elevation & Floor plan	Type 2B FOG - Plot 15	23124/P18A	28.03.2025
Elevation & Floor plan	Type 2BFOG - Plots 142 and 143	23124/P182A	28.03.2025
Elevation & Floor plan	Type 2BFOG - Plots 162 and 163	23124/P183A	28.03.2025
Elevation & Floor plan	Type 2BFOG - Plot 169	23124/P184A	28.03.2025
Elevation & Floor plan	Apartment Building 1 (Plots 1-6)	23124/P185A	28.03.2025
Elevation plan	Apartment Building 1 (Plots 1-6)	23124/P186A	28.03.2025
Floor plan	Apartment Building 2 (Plots 12-14)	23124/P187A	28.03.2025
Elevation plan	Apartment Building 2 (Plots 12-14)	23124/P188A	28.03.2025
Floor plan	Apartment Building 3 (Plots 74-79)	23124/P189A	28.03.2025
Elevation plan	Apartment Building 3 (Plots 74-79)	23124/P190A	28.03.2025
Floor plan	Apartment Building 4 (Plots 84-89)	23124/P191A	28.03.2025
Floor plan	Apartment Building 5 (Plots 134-141)	23124/P193A	28.03.2025
Elevation plan	Apartment Building 4 (Plots 84-89)	23124/P192A	28.03.2025
Elevation plan	Apartment Building 5 (Plots 134-141)	23124/P194A	28.03.2025
Elevation & Floor plan	Ancilliary Buildings (sheet 1 of 3)	23124/P195A	28.03.2025
Elevation & Floor plan	Ancilliary Buildings (Sheet 2 of 3)	23124/P196A	28.03.2025
Elevation & Floor plan	Ancilliary Buildings (Sheet 3 of 3)	23124/P197A	28.03.2025
Layout plan	Existing	23124/S102 REV A	28.03.2025
Plans	Refuse Vehicle Tracking 1 of 3	890827-RSK-ZZ-XX-DR-C-0001 REV P03	13.12.2024
Plans	Refuse Vehicle Tracking 2 of 3	890827-RSK-ZZ-XX-DR-C-0002 REV P03	13.12.2024
Plans	Refuse Vehicle Tracking 3 of 3	890827-RSK-ZZ-XX-DR-C-0003 REV P03	13.12.2024

Plans	Fire Vehicle Tracking 1 of 3	890827-RSK-ZZ-XX-DR-C-0004 REV P03	13.12.2024
Plans	Fire Vehicle Tracking 2 of 3	890827-RSK-ZZ-XX-DR-C-0005 REV P03	13.12.2024
Plans	Fire Vehicle Tracking 3 of 3	890827-RSK-ZZ-XX-DR-C-0006 REV P03	13.12.2024
Plans	Site Levels Strategy 1 of 3	890827-RSK-ZZ-XX-DR-C-0010-0010 P03	28.03.2025
Plans	Site Levels Strategy 2 of 3	890827-RSK-ZZ-XX-DR-C-0010-0011 P04	28.03.2025
Plans	Site Levels Strategy 3 of 3	890827-RSK-ZZ-XX-DR-C-0010-0012 P03	28.03.2025
Plans	Site Drainage Strategy 1 of 3	890827-RSK-ZZ-XX-DR-C-0013 P03	28.03.2025
Plans	Site Drainage Strategy 2 of 3	890827-RSK-ZZ-XX-DR-C-0014 P03	28.03.2025
Plans	Site Drainage Strategy 3 of 3	890827-RSK-ZZ-XX-DR-C-0015 P03	28.03.2025
Plans	Overland Flow Route 1 of 3	890827-RSK-ZZ-XX-DR-C-0017 P03	28.03.2025
Plans	Overland Flow Route 2 of 3	890827-RSK-ZZ-XX-DR-C-0018	28.03.2025
Plans	Overland Flow Route 3 of 3	890827-RSK-ZZ-XX-DR-C-0019 P03	28.03.2025
Layout plan	Landscape Illustrative Masterplan	GLS_041_160_RM5&6_1200 REV D	07.05.2025
Layout plan	Landscape General Arrangement	GLS_041_160_RM5_1300 REV E	07.05.2025
Layout plan	Planting Sheet 1 of 2	GLS_041_160_RM5_1501 REV A	28.03.2025
Layout plan	Planting Sheet 2 of 2	GLS_041_160_RM5_1502 REV A	28.03.2025
Layout plan	Hard Landscaping Sheet 1 of 2	GLS_041_160_RM5_1601 REV D	07.05.2025
Layout plan	Hard Landscaping Sheet 2 of 2	GLS_041_160_RM5_1602 REV D	07.05.2025
Layout plan	Landscape General Arrangement	GLS_041_160_RM5_1300 REV E	07.05.2025
Layout plan	Planting Plan 1 of 3	GLS_041_160_RM	28.03.2025

		5_1501 REV C	
Layout plan	Planting Plan 2 of 3	GLS_041_160_RM 5_1502 REV C	28.03.2025
Layout plan	Planting Plan 3 of 3	GLS_041_160_RM 5_1503 REV C	28.03.2025
Layout plan	Hard Landscaping Plan 1 of 3	GLS_041_160_RM 6_1601 REV D	07.05.2025
Layout plan	Hard Landscaping Plan 2 of 3	GLS_041_160_RM 6_1602 REV D	07.05.2025
Layout plan	Hard Landscaping Plan 3 of 3	GLS_041_160_RM 6_1603 REV D	07.05.2025
Location plan		S101	02.01.2025
Location plan		S101 REV A	02.01.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 09.05.2025

Authorising Officer sign/initial Adrian Smith Date: 09/05/2025