Kilnwood Vale, Crawley Road, Faygate, West Sussex Phase 3H – Reserved Matters Application

Discharge of Conditions 2 and 5

July 2025

Prepared on behalf of Crest Nicholson South

Discharge of Conditions 2 and 5

Quality management			
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Revision history			
Rev	**Date**	**Link**	**Status**
0	18/06/2025	KV3H_Cond2and5_Rev0	Draft for internal review
1	19/06/2025	KV3H_Cond2and5_Rev1	Draft for client review
2	23/06/2025	KV3H_Cond2and5_Rev2	Final document
3	01/07/2025	KV3H_Cond2and5_Rev3	Final document – updated with most recent Crest specification

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1 Introduction

1.1.1 In July 2023, Crest Nicholson South (the Applicant) submitted a reserved matters application to Horsham District Council (the Council), for:

> *"Access, Appearance, Landscaping, Layout and Scale (in accordance with outline approval DC/15/2813) for sub-phase 3H of the Kilnwood Vale development, comprising 69 dwellings with associated landscaping and parking."*

1.1.2 The original application was accompanied by a Water Neutrality Statement (WNS). The WNS included calculations of the volume of water demand anticipated to be generated by the Proposed Development, based on details of water efficiency measures, which resulted in a maximum water efficiency of 91.4 litres/person/day of consumption across the development. This equates to the volume of water which needs to be offset in order for it to be considered water neutral.

1.1.3 In February 2025 the Council granted approval for the reserved matters application, subject to a number of conditions contained within their decision notice (Appendix A). Pre-commencement Conditions 2 and 5 relate to the WNS considered in the application.

1.1.4 This document seeks to provide details of the Proposed Development to satisfy Conditions 2 and 5 as far as possible at this stage in the development.

1.1.5 Condition 5 notes that:

> *"No development above ground floor slab level shall commence until full details of the water efficiency measures for all buildings has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the specification of all fixtures and fittings to be included in all dwellings and a calculation completed pursuant to Part G of the Building Regulations.*
>
> *No building hereby permitted shall be occupied until the approved water efficiency measures to serve that building have been installed and made available for use in accordance with approved details, with evidence of installation submitted to and approved in the writing by the Local Planning Authority.*
>
> *The installed water efficiency measures, or any subsequent replacement of measures over the lifetime of the development, shall achieve equivalent or superior standards of water efficiency to those approved unless otherwise agreed in writing with the Local Planning Authority."*

1.1.6 Condition 2 notes that:

> *"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; or

iv. The Local Planning Authority have confirmed in writing that it is no longer necessary for the development to demonstrate water neutrality."

1.1.7 This document will therefore:

- provide full details of the water efficiency measures required to achieve a maximum of 91.4 l/p/d, including the specification of all fixtures and fittings to be included in all dwellings;
- provide a completed Part G calculator confirming the targeted water consumption is achieved; and
- scale the results of the Part G calculation against the SNOWS charging schedule to state the volume of water which is required to be offset by SNOWS and the monetary value that this equates to.

1.1.8 The second two points of Condition 5 cannot be satisfied until construction of the Proposed Development has been completed. Hence, this document does not seek to address these points.

2 Details of the water efficiency measures

2.1.1 Sub-phase 3H of the Kilnwood Vale development (the Proposed Development) comprises 69 dwellings including 17 (25%) affordable homes, together with associated landscaping, drainage, access and parking. Table 2-1 outlines the housing mix to be provided by the Proposed Development.

Table 2-1: Housing Mix of Kilnwood Vale Phase 3H

Unit Type	Number of Units
Open Market Dwellings	
1-bedroom flats	3
2-bedroom flats	23
2-bedroom house	9
3-bedroom house	16
4-bedroom house	1
Affordable Dwellings	
2-bedroom flat	17

2.1.2 Table 2-2 outlines a schedule of water-consuming fittings and appliances for the dwellings of the Proposed Development. Different product models of water-consuming fittings and appliances are to be installed throughout the Proposed Development, differing between unit types. Despite this, all product models exhibit the same level of water efficiency.

Table 2-2: Indicative water fittings schedule

Fitting	Measure (units)	Value	Product Details
WC (Dual Flush)	Flush Volume (litres)	Full Flush – 4.5 Part Flush – 3	Roca: A8901212A0 / A34199D00F / Z34140N000
Kitchen and other taps	Flow Rate (litres/min)	5	Leisure: TAQFOCUSCM/-AN / TAQPACE40CM/-AN Taps restricted to 5l/min with flow restrictor (included in tap)
Bathroom taps (regulated by flow regulators)	Flow Rate (litres/min)	4	Bristan: CN CDN BASNW C / CN SPH BASNW C All taps restricted to 4 l/min by Bristan flow restrictor: CN ECO TAP4
Shower	Flow Rate (litres/min)	6	Bristan: CN FZSHWR C / CN LOW LEV KIT / DUL2 SHXARFF C All showers restricted to 6 l/min by Bristan flow restrictor: CN SHW06
Bath	Capacity to overflow (litres)	156	Roca: A248789000
Washing Machine	Litres per kilogram of dry load	6	Hotpoint: BI WMHG 81485 UK
Dishwasher	Litres per place setting	0.633	Hotpoint: H7I HP42 L UK

2.1.3 Toilet flush and bath capacity to overflow volumes, washing machine and dishwasher water consumption rates, and flow rates for the shower, bathroom and kitchen taps were derived from their respective product specifications and entered into the Part G calculator for each dwelling type to calculate anticipated water consumption in Section 3.

3 Part G calculator confirming the targeted water consumption

3.1.1 This section will use the Building Regulations Part G Calculator (HM Government, 2015) to calculate the anticipated per capita water consumption (PCC) arising from the Proposed

Development based on the schedule of water-consuming fittings and appliances presented in Table 2-2.

3.1.2 A 'Fittings approach' has been introduced to the Part G calculator which calculates total water consumption (litres/person/day) based on flow rates and water consumption of sanitary ware and appliances, multiplied by a government 'use factor', which is based on how often they are likely to be used. The 'Fittings approach' of the Part G calculator is based on flow rates and water consumption of sanitary ware and appliances presented in Table 2-2.

3.1.3 The modelled anticipated PCC value, derived from the Part G Calculator, is presented in Table 3-1. Based on the toilet flush and bath volumes, washing machine and dishwasher water consumption rates, and flow rates for the shower, bathroom and kitchen taps presented in Table 2-2, the dwellings of the Proposed Development are anticipated to have a maximum **PCC of 90.69 l/p/d**.

Table 3-1: Part G Calculator - Anticipated PCC for the dwellings of Kilnwood Vale Phase 3H

Installation Type	Unit of measure	Capacity / flowrate (1)	Use factor (2)	Fixed use (l/person/day) (3)	Litres/person/day =[(1)*(2)]+(3) (4)
`**WC** (dual flush)	Full flush volume (litres)	4.50	1.46	0.00	6.57
	Part flush volume (litres)	3.00	2.96	0.00	8.88
Taps (exc. kitchen taps)	Flow rate (l/min)	4.00	1.58	1.58	7.90
Bath (where shower also present)	Capacity to overflow (l)	156.00	0.11	0.00	17.16
Shower (where bath also present)	Flow rate (l/min)	6.00	4.37	0.00	26.22
Kitchen sink taps	Flow rate (l/min)	5.00	0.44	10.36	12.56
Washing machine	l/kg dry load	6.00	2.10	0.00	12.60
Dishwasher	l/place setting	0.63	3.60	0.00	2.28
	(5)	Total calculated use (l/person/day) = ∑[column (4)]			94.17
	(6)	Contribution from greywater (l/person/day)			0.00
	(7)	Contribution from rainwater (l/person/day)			0.00
	(8)	Normalisation factor			0.91
	(9)	Total water consumption = [(5)-(6)-(7)] *(8) (l/person/day)			85.69
	(10)	External water use			5.00
	(11)	Total water consumption (Part G) = (9) +(10) (l/person/day)			90.69

4 SNOWS offsetting

4.1.1 The Sussex North Offsetting Water Scheme (SNOWS) is being developed by the local authorities affected by water neutrality), led by Horsham District Council, to provide a mechanism by which water demand generated by development in areas affected by water neutrality can be offset. This scheme is intended to be a voluntary mechanism which enables developments in the Sussex North Water Supply Zone to demonstrate water neutrality and obtain planning permission, through access to offsetting capacity drawn from Southern Water's existing water efficiency measures, which are sufficient for anticipated development demand over at least the next three years (but subject to a hierarchy).

4.1.2 On 21 May 2025, Horsham District Council's Cabinet voted to approve a report which recommended an access charge to SNOWS of £0.80 per litre/day of demand generated by a development, and which recommended the adoption of SNOWS. This section of the report calculates the total anticipated water consumption (litres/day) of Kilnwood Vale Phase 3H based on the PCC calculated in Section 3, which is based on the water fittings and appliances for the dwellings provided in Section 2.

4.1.3 As described in Section 2, the Proposed Development comprises 69 dwellings comprising the housing mix outlined in Table 2-1. In accordance with Horsham District Council's "Water neutrality and planning applications" guidance (Horsham District Council, 2025), accessed 18/06/2025, the number of dwellings of each size has been multiplied by the anticipated occupancy rate associated with each dwelling size, based on the extrapolated 2011 census data for Horsham District. The resultant figure equates to the estimated population per dwelling size, which then allows for the calculation of the estimated population of the entire Proposed Development. From this, total site-wide water consumption can be calculated by multiplying the population by the PCC, as shown in Table 4-1. The anticipated site-wide water consumption is **12,557 litres/day.**

Table 4-1: Site wide anticipated water consumption

Dwelling Size (a)	Total no. units (b)	Occupancy Rate (c)	Population (d) (b*c)	PCC (e) (l/p/d)	Total Consumption (f) (d*e) (l/d)
1-bed	3	1.32	3.96	90.69	359.13
2-bed	49	1.88	92.12	90.69	8,354.36
3-bed	16	2.47	39.52	90.69	3,584.07
4-bed	1	2.86	2.86	90.69	259.37
Total	69	-	138.46	-	12,556.94

4.1.4 The value of water credits required to achieve water neutrality can be calculated using the following equation:

$$Water\ credits(£) = Site\ wide\ water\ consumption\ \left(\frac{litres}{day}\right) \times charging\ schedule\ (£0.80)$$

4.1.5 For the Proposed Development to achieve water neutrality, it is necessary for the Applicant to purchase SNOWS credits equivalent to 12,557 litres/day. Applying the £0.80 per litre/day charging schedule to the Proposed Development, this equates to the purchase of SNOWS credits

up to £10,045.55 in value. This could be paid in tranches, with the first payment being made prior first occupation.

5 Conclusion

5.1.1 This document has set out all of the necessary evidence to discharge conditions 2 and 5 of the decision notice related to Kilnwood Vale Phase 3H (Appendix A), with the exception of the second 2 points of Condition 5 as these points cannot be satisfied until construction of the Proposed Development has been completed.

5.1.2 The document has provided the following:

- full details of the water efficiency measures required to achieve a maximum water efficiency of 91.4 l/p/d have been provided, including the specification of all fixtures and fittings to be included in all dwellings;
- a completed Part G calculator confirming the targeted water consumption is achieved; and,
- the calculation of site-wide water consumption and the value of SNOWS credits this equates to.

5.1.3 For the reasons stated above, it is our view that conditions 5 and 2 can be discharged in part, subject to Horsham's agreement to sell SNOWS credits to Crest Nicholson South of the value of £10,045.55.

References

HM Government. (2015). *The Building Regulations 2010. Approved Document G: Sanitation, hot water safety and water efficiency.*

Horsham District Council. (2025, January). *Water neutrality and planning applications*. Retrieved from Horsham District Council: https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/water-neutrality-and-planning-applications

Appendix A – Appeal Decision Notice

Horsham District Council

Mr Oliver Woolf
Savills
Mountbatten House
1 Grosvenor Square
Southampton
SO15 2BZ

Application Number: DC/23/1349

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: c/o agent Crest Nicholson

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify their APPROVAL of the following application comprising:

Reserved Matters Approval sought for Access, Appearance, Landscaping, Layout and Scale (in accordance with outline approval DC/15/2813) for sub-phase 3H of the Kilnwood Vale development, comprising 69 dwellings with associated landscaping and parking.

Sub-Phase 3H Kilnwood Vale Crawley Road Faygate

to be carried out in accordance with Application No. DC/23/1349 submitted to the Council on 20/07/2023 and subject to compliance with the plans/documents and conditions specified hereunder.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Emma Parkes
Head of Development and Building Control

Date: 27/02/2025

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date

Plans	SITE LOCATION PLAN	22012 S101 A	19.04.2024
Plans	Existing Site Survey	22012 S102	19.04.2024
Plans	Preliminary Levels Strategy	2300190 010 P1	25.11.2024
Plans	Preliminary Drainage Strategy	23001390 020 P1	25.11.2024
Plans	Tree Pit Detail	3152 5 DR 5501 S4 P1	25.11.2024
Plans	EASTERN RAILAWY BRIDGE APPROACHES	11950 CRH BR EB DR C 5022 P2	23.11.2024
Plans	EAST BRIDGE APPROACH CROSS-SECTIONS	11950 CRH BR EB DR C 5021 P1	19.04.2024
Plans	EASTERN BRIDGE APPROACH LAYOUT	11650 CRH BR EB DR C 5200 P1	19.04.2024
Plans	PROPOSED STREET SCENES (AA AND BB)	22012 P150 E	19.04.2024
Plans	ANCILLARY BUILDINGS SHEET 1	22012 P140	19.04.2024
Plans	ANCILLARY BUILDINGS SHEET 2	22012 P141	19.04.2024
Plans	PLANS AND ELEVATIONS - PLOTS 67-69	22012 P128 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOT 66	22012 P127 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 64-65	22012 P126 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 60-42	22012 P125 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 60-42	22012 P124 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 58-59	22012 P123 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 55-57	22012 P122 D	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 49-50	22012 P121 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 47-48, 51-52	22012 P120 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 45-46 , 53-54	22012 P119 D	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 43-44	22012 P118 C	19.04.2024
Plans	PROPOSED ELEVATIONS - PLOTS 35-42	22012 P117 E	19.04.2024
Plans	PROPOSED PLANS - PLOTS 35-42	22012 P116 E	19.04.2024
Plans	PROPOSED ELEVATIONS - PLOTS 35-42	22012 P115 E	19.04.2024
Plans	PROPOSED PLANS - PLOTS 35-	22012 P114 E	19.04.2024

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Plans	PROPOSED ELEVATIONS - PLOTS 25-34	22012 P113 D	19.04.2024
Plans	PROPOSED PLANS - PLOTS 10-24	22012 P112 D	19.04.2024
Plans	PROPOSED ELEVATIONS : Plots 1-9	22012 P111 D	19.04.2024
Plans	PROPOSED PLANS : PLOTS 1-9	22012 P110 D	19.04.2024
Plans	MATERIALS DISTRIBUTION PLAN	22012 P103 G	19.04.2024
Plans	PROPOSED SITE LAYOUT	22012 P102 H	19.04.2024
Plans	PROPOSED SITE LAYOUT (ROOF LEVEL)	22012 P101 M	19.04.2024
Plans	COLOURED SITE LAYOUT	22012 C101 E	19.04.2024
Plans	BOUNDARY TREATMENTS PLAN	3152 5 3H DR 5100 S4 P3	19.04.2024
Plans	HARD SURFACES STRATEGY	3152 5 3H DR 5100 S4 P3	19.04.2024
Plans	SOFTWORKS PROPOSALS	3152 5 3H DR 5003 4 P3	19.04.2024
Plans	SOFTWORKS PROPOSALS	4152 5 3H DR 5002 S4 P3	19.04.2024
Plans	SOFTWORKS PROPOSALS	4152 5 3h DR 5001 S4 P3	19.04.2024
Plans	LANDSCAPE MASTERPLAN	4152 5 3H 5000 S4 P3	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS : PLOTS 43-44	22012 P118 C	19.04.2024
Plans	BULK EARTHWORKS AND CONTOURS	5000 P2	20.07.2023
Plans	PROPOSED DRAINAGE INFRASTRUCTURE	5050 P1	11.07.2023
Plans	PROPOSED ELEVATIONS : PLOTS 35-47	22012 P117 C	11.07.2024
Plans	TIMBER CLEFT KNEE RAIL DETAIL	DR 5600 S5 P1	11.07.2023
Plans	GENERAL TIMBER BOLLARD DETAIL	DR 5601 S4 P1	11.07.2023
Plans	TIMBER CLOSE BOARD FENCE DETAIL	DR 5602 S4 P1	11.07.2023
Plans	TIMBER POST AND THREE RAIL FENCE	DDR 5603 S5 P1	11.07.2023
Plans	TREE SURVEY	DR 5700 S4 P2	11.07.2024
Plans	TREE RETENTION AND REMOVAL PLAN	DR 5701 S4 P2	11.07.2024
Plans	COLOURED STREET SCENES	22012 C150D	19.04.2024
Supporting Document	LANDSCAPE SPECIFICATION	3152 5 3H SP 5400	11.07.2023

		P1	
Supporting Document	LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN	3152 5 3H LM 5401 P3 LANDMAN	19.04.2024
Plans	TYPICAL RESIDENTIAL TREE PLANTING	3152 5 3H 5500 P1	11.07.2023
Supporting Document	ENVIRONMENTAL NOISE SURVEY	15257C 1 R1	11.07.2023
Supporting Document	DRAINAGE STRATEGY	2300190 R01 REV P1	29.11.2024

Reason: For the avoidance of doubt and in the interest of proper planning.

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; or

iv. The Local Planning Authority have confirmed in writing that it is no longer necessary for the development to demonstrate water neutrality.

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 193 and 194 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

3 **Pre-Commencement (Slab Level) Condition:** No development above ground floor-slab level shall commence until a schedule of materials, finishes and colours to be utilised for the external walls, windows and roofs of the approved buildings, has been submitted to and approved by the Local Planning Authority in writing. All materials to be utilised in the construction of the approved buildings shall, thereafter, conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy WB4 of the West of Bewbush Joint Area Action Plan (2009).

4 **Pre-Commencement (Slab Level) Condition:** No development shall commence above ground floor-slab level, until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out as per the approved details and coordinated with the approved Landscape Masterplan (ref: 3152 5 3H DR 5000 S4 P3) and Softworks Proposals (3152-5-3H DR 5001-5003 S4 P3)

Reason: As this matter is fundamental to ensure underground services do not conflict with the satisfactory landscaping of the approved development in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until full details of the water efficiency measures for all buildings has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the specification of all fixtures and fittings to be included in all dwellings and a calculation completed pursuant to Part G of the Building Regulations.

No building hereby permitted shall be occupied until the approved water efficiency measures to serve that building have been installed and made available for use in accordance with approved details, with evidence of installation submitted to an approved in the writing by the Local Planning Authority.

The installed water efficiency measures, or any subsequent replacement of measures over the lifetime of the development, shall achieve equivalent or superior standards of water efficiency to those approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC, SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 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).

6 **Pre-Occupation Condition:** Prior to the first occupation of Plots 43-69, a covered and secure cycle store shall be installed and made ready for use by occupiers of that dwelling in the position indicated on the approved site layout (ref: 22012 P102 H)

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 41 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling contained within apartment blocks Nos 1-4 (Plots 1-42), the approved communal cycle stores serving each respective apartment block shall be constructed and made ready for use as detailed on approved plan refs: 22012 P116 E , 22012 P110 D and 22012 P141. The communal cycle stores shall, thereafter, be retained for that purpose.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 41 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied unless and until the parking, turning and access facilities necessary to serve that dwelling have been constructed and made available for use. Approved facilities shall be retained as such thereafter.

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).

9 **Pre-Occupation Condition:** No part of the development shall be occupied until details of the proposed solar PV apparatus, including locations and amounts, have been submitted to and approved in writing by the Local Planning Authority. The equipment shall, be installed prior to the first occupation of each respective dwelling in accordance with the approved details.

Reason: To lessen the contribution of the approved development to climate change and to increase the potential for sustainable energy generation potential in accordance with Policies 35, 36 and 37 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition:** No dwelling shall be first occupied until details showing the location of fire hydrants and method of installation and maintenance in perpetuity have been submitted to and approved in writing by the Local Planning Authority, in consultation with West Sussex County Council's Fire and Rescue Service. The development shall be carried out in accordance with the approved details and retained as such, unless a variation is agreed with the Local Planning Authority.

Reason: To ensure that the approved development incorporates appropriate facilities for fire-fighting.

11 **Pre-Occupation Condition:** No dwelling shall be first occupied until secure covered provision for the storage of refuse and recycling has been made for that dwelling in accordance with the submitted plans. The refuse and facilities shall thereafter be retained for use at all times.

Reason: To ensure that appropriate provision is made for the storage of refuse in the interests of visual appearance and in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition:** All approved soft/ hard landscaping and boundary treatments within the curtilage of an approved building shall be implemented prior to the first occupation of that dwelling, in accordance with the approved soft/hard landscaping drawings, unless alternative hard and soft landscaping details and/or boundary treatments are submitted to and been approved in writing by the Local Planning Authority prior to the commencement of development above ground-floor slab level.

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

13 **Regulatory Condition:** All soft landscaping outside of the curtilage of an approved dwelling shall be carried out in the first planting and seeding season, following the first occupation of the relevant buildings or the completion of the development, whichever is the sooner. With the exception of trees T049, T061, T076 and T079 (as categorised on the submitted arboricultural survey), any trees or plants detailed on the approved landscaping strategy which die, are removed, become seriously damaged or diseased, within a period of five years following the completion of the development shall be replaced with new planting of a similar size and species

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

14 **Regulatory Condition:** The proposed development shall be undertaken in full accordance with any mitigation and/or avoidance measures prescribed within the submitted Ecological Mitigation Plan (Derek Finnie Associates, ref: DFAA23020).

Reason: To ensure that the proposed development protects and conserves any protected and/or priority species present within the site in accordance with Policies 25 and 31 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition:** The open-spaces hereby approved shall be maintained and managed in accordance with the provisions of the approved Landscape Management Maintenance Plan (ref: 3152-5-3H-5401-P3).

Reason: To ensure that approved open-spaces and landscaping are appropriately maintained for the lifetime of development in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition:** Windows to be installed within the external façades of approved buildings, as identified in red at Appendix C of the approved Environmental Noise Survey (Noise.co.uk Ltd, ref: 152257 C R1, dated June 2023), shall achieve (or exceed) the insulation standard for glazing and ventilators specified at Table 7 of the Environmental Noise Survey.

Reason: To ensure that future occupiers are protected from unacceptable levels of noise disturbance within bedroom and living room spaces as a consequence of proximity to the Arun Valley Railway and in accordance with the provisions of Policy 24 of the Horsham District Planning Framework (2015).

17 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking, amending and/or re-enacting that Order), no roof extensions falling within Class B, Part 1, Schedule 2 of the Order shall be erected, constructed and/or installed to any dwelling hereby approved without express planning permission from the Local Planning Authority first being obtained.

Reason: To ensure that the Local Planning Authority can fully consider whether prospective roof extensions adequately preserve the visual amenity of the area and privacy and living conditions of nearby occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

18 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking, amending and/or re-enacting that Order), all garages hereby permitted shall be used only as private domestic garages for the parking of vehicles or cycles incidental to the use of the properties as dwellings and for no other purpose.

Reason: To ensure that appropriate provision is made for the parking of vehicles and cycles throughout the development in accordance with Policy 41 of the Horsham District Planning Framework (2015)

Note to Applicant
The applicants attention is drawn to requirements contained within the British Standard Code of Practice for the safe use of cranes. Crane operators must consult with Gatwick Airport, providing a minimum 4-weeks notice, in advance of the erection of a crane. Further details as to the consultation process are available at:- https://business.gatwickairport.com/b2b/aerodrome/crane-permits/ or can be obtained by contacting cranes@gatwickairport.com.

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant:
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.