Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0541
Roundstone Park, Worthing Road, Southwater, West Sussex,

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/22/0096 (Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping) Relating to the internal layout and alterations to the substation and buggy store.

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024

SITE AND SURROUNDS
The application site is located in Southwater within the built-up area boundary to the north of the Village Centre. The site itself comprises of the former sales and servicing area which was associated with Roundstone Caravans. Roundstone Caravans have gone into administration and have vacated the site. There is an existing building which was the former shop which is set back within the site. The remainder of the site was used for caravan sales and is now cleared. The site is separated from Worthing Road by a ditch. There is telegraph pole at the front of the site, on Worthing Road, with a wire cutting across the site to the south. A large mature tree is at the entrance of the site.

The site measures 0.56 ha and is bound to the west by Worthing Road. To the immediate east of the site lies the park homes site. To the north and south are the rear gardens of residential dwellings. The site has an existing vehicular access which dissects the site in two, providing a vehicular access through to the Park Homes site to the east.

The development permitted under ref: DC/22/0096 commenced on site in May 2024 and is currently ongoing below slab level.

DETAILED DESCRIPTION

This application seeks to vary the approved plans to allow for alterations to the internal layout of the main building, relocation of the mobile scooter buggy store, reconfiguration of the car parking and pedestrian access, and installation of a 1.8m high brick wall surround for the substation.

The buggy storage is proposed to be relocated from the southern end of the western branch of the main building around the corner to the eastern side of same building section. This places the buggy storage closer to the main building entrance and allows for the refuse access from the southern end, which will facilitate a smoother refuse collection process. The internal layout changes allow for a more space efficient layout. No changes are proposed to the number of units as part of the amendments to the internal layout.

The parking reconfiguration comprises of all accessible parking spaces moving to the southern side of Roundstone Park road resulting in an increase in the southern side and reduction on the northern side. This reflects the internal layout changes and the number of car parking spaces will remain the same. The pedestrian access is also being relocated between the parking spaces to facilitate more direct access to

the main building entrances. The applicant has confirmed within their submission documents that the soft landscaping provision will remain the same and that the alternations to this as a result of the alternations proposed under this application will be picked up within the detailed hard and soft landscaping submission required by condition.

The substation is located in the north eastern corner of the site, in close proximity to existing residential development. To further reduce the noise impacts from the plant to be stored within the substation, the applicant is proposing a 1.8m high brick wall surround in the same brick finish as the main building.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (2023)
Horsham District Planning Framework (HDPF 2015)
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 18 - Retirement Housing and Specialist Care
Policy 19 - Park Homes and Residential Caravan Sites
Policy 24 - Strategic Policy: Environmental Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

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

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

RELEVANT NEIGHBOURHOOD PLAN

Southwater Neighbourhood Plan (June 2021). The most relevant policies to this proposal are as follows:
SNP1 – Core Principles
SNP2 – Proposals for Residential Development
SNP4 – Keeping Our Roads Moving
SNP9 – Home Standards
SNP10 – Residential Space Standards
SNP12 – Outdoor Play Space
SNP13 – Enhancing Our Non-Motorised Transport Routes
SNP14 – Adequate Provision of Car Parking
SNP15 – Driving in the 21st Century
SNP16 – Design
SNP17 – Site Levels
SNP18 – A Treed Landscape

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
Environmental Health: No views received.

Community Safety Partnership: No views received.

Environmental Co-Ordination Officer: No views received.

Tree Officer: No views received.

Landscape Architect: No objection.
No concerns with the brick wall, or with the relocated buggy parking provided the planting scheme remains broadly unchanged.

Drainage Consultant: Advice.
Recommend consulting the LLFA for major development.

Housing Department: No views received.

OUTSIDE AGENCIES
Natural England: Objection.
Objection due to insufficient information.

Southern Water: No objection.

WSCC Highways: No objection.
The proposed changes are not anticipated to give rise to any highway safety or capacity concerns.

Ecology: No objection.

County Fire Officer: Comments.
No objection subject to confirmation that the two Private Fire Hydrants on the site will still be available and fit for use following the proposed changes.

NHS West Sussex Clinical Commissioning Group: No views received.

Horsham & District Cycling Forum: No views received.

Parish Comments:
Southwater Parish Council: Objection.
Objection for the same reasons previously submitted on parent permission.
Still strong concerns over meeting SNP14.1 parking. Every dwelling apart from one bedroom flats which shall have one allocated parking space should provide 2 parking spaces with one additional parking space for each additional bedroom over a total of three, with an upstairs study counting as a bedroom within its curtilage. The cottages have two bedrooms and an upstairs study.

Representations:
One representation received, which supports the permitted development but also raises concern with flooding to 3 Green close and request robust and efficient drainage of rainwater. The representation also raises concerns that Cottages backs onto 3 Green Close and requests a boundary wall to ensure 3 Green Close is not overlooked by the Cottages.

Member Comments:
None received.

HUMAN RIGHTS
Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT
The applicant has submitted this Section 73 application to vary condition 1 of parent permission ref: DC/22/0096 to allow for changes to the approved plans in relation to the internal layout, external hardstanding, parking distribution, and alterations to the substation and buggy store. In support of this application, the applicant has submitted several plans and drawings and a cover letter.

Character and Appearance
Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views. This is reflected by Policy SNP16 of the Southwater Neighbourhood Plan, which requires all development to be of a high-quality design.

The scale and design of the buggy store will remain unchanged as part of the proposed relocation. The proposed relocation along the eastern frontage of the western branch of the main building will reduce the direct views from Roundstone Park road and reduce the distance for occupants to walk between their buggies and the main entrance. The proposed buggy store relocation is considered to slightly reduce the visual impact of the buggy store from Roundstone Park and remains a suitable and sympathetic design and scale within the site surroundings.

The buggy store relocation also facilitates the relocation of the refuse building access to the southern end of the western branch of the main building. The external finishing materials will remain unchanged, and this access relocation improves efficiency of occupational refuse collection. It is considered that this proposed access relocation will not result in any adverse impact to character or appearance.

The internal layout changes allow for a more space efficient layout, including minor changes to the building footprint and similar minor elevational changes. This also includes the buggy storage relocation and change of refuse access. The overall scale, design and external finishing materials will remain the same as approved. It is not considered the internal changes will result in any harm to character or appearance.

The reconfiguration of the parking spaces comprises of a decrease in parking spaces on the northern side of Roundstone Park road and an increase in the southern side, including all accessible spaces being located on the southern side. The number of car parking spaces and soft landscaping provision within the parking area will remain the same. WSCC Highways and the Landscape Architect raise no objection to the layout of car parking. The concerns of Southwater Parish Council are noted, however as the number of parking spaces for the permitted development has already been found to be acceptable under parent permission ref: DC/22/0096, and this proposal does not seek to change this, these comments are not a material planning consideration for this application. It is considered that the impact of this parking reconfiguration will not result in any unacceptable harm to the surrounding character or appearance.

Impact on Neighbouring Amenity
Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the majority of the proposed external changes are sufficiently distanced from neighbouring properties to prevent any unacceptable harm to neighbouring amenity. The proposed erection of a 1.8m high brick wall substation enclosure is considered to reduce the occupational noise impact of the plant on adjoining properties.

The concerns regarding overlooking from the Cottages made by the representation are noted. However, this proposal does not seek to change the scale, location or orientation of the Cottages. The impact of these factors against neighbouring amenity has already been considered and found to be acceptable. Therefore, these concerns are not material to this planning application.

Water Neutrality
Natural England raise an objection to this application in regard to Water Neutrality due to insufficient information. However, this proposal does not relate to Water Neutrality, hence information has not been included in the application submission. Natural England previously raised no objection to the parent permission and the water neutrality solution was permitted under the parent permission as the development has demonstrated that it would not adversely impact the Arun Valley SAC, SPA and Ramsar sites. There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Other matters
The concerns regarding drainage raised by the representation are noted. It is considered that these concerns are not relevant to this application, which only relates to the plans condition of ref: DC/22/0096 and has already been considered as part of the parent permission.

The applicant has confirmed that both fire hydrants will remain as per the comments from the County Fire Officer.

Permission ref: DC/22/0096 includes a Section 106 agreement and the wording of the agreement requires the obligations to undertaken in any Section 73 application. Accordingly, a new Section 106 agreement is not required as part of this Section 73 application as one is already in place and accounts for revisions under a Section 73 application.

Conclusion
The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

1. **Plans Condition.**

2. **Standard Time Condition**: The development hereby permitted shall begin before 22 February 2027.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. **Regulatory Condition:** The development hereby permitted, including the demolition and construction shall be carried out in accordance with the details and measures approved in the Construction Environmental Management Plan Rev A approved under reference DISC/24/0036.

   Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

4. **Pre-Commencement Condition:** The development hereby permitted shall be carried out in accordance with the approved Supplementary Ground Investigation Report Revision 1 and Remediation Strategy Revision 1 approved under reference DISC/24/0064. The scheme shall

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

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

5. **Pre-Commencement Slab Level Condition:** No development above ground floor slab level shall commence until a Private Water Supply Management Plan (PWSMP) has been submitted to and approved in writing by the local planning authority. The PWSMP shall include, but not necessarily be limited to, the following information:
   i. Detail on the likely contaminants associated with the rainwater harvesting system.
   ii. Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
   iii. Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
   iv. Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
   v. Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
   vi. Detail on the continuity of supply during dry periods extending beyond 35 days.
   vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

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

   Reason: To avoid an adverse impact on public health and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

6. **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the approved Biodiversity Enhancement Strategy approved under reference DISC/23/0132. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

   Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

7. **Regulatory Condition:** The development shall be carried out in accordance with the approved Materials Schedule Rev A approved under reference DISC/24/0133.

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

8. **Pre-Commencement Slab Level Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a revised Noise Assessment has been submitted, with details of appropriate ventilation, has been submitted to and approved by the Local Planning Authority in writing. The approved details hereby permitted shall be implemented prior to occupation and thereafter retained as such.

   Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9. **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement. 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 completion of the as built Part G water calculator or equivalent. The evidence shall include the specification of fittings and appliances used, evidence of their installation, evidence they meet the required water consumption flow rates, and evidence of the installation and connection of the rainwater harvesting system and appropriate storage tanks to provide a minimum 35 days storage capacity. The installed measures shall be retained as such thereafter.

   Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

10. **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by. The content of the LEMP shall include the following:
    a) Description and evaluation of features to be managed.
    b) Ecological trends and constraints on site that might influence management.
    c) Aims and objectives of management.
    d) Appropriate management options for achieving aims and objectives.
    e) Prescriptions for management actions.
    f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
    g) Details of the body or organisation responsible for implementation of the plan.
    h) Ongoing monitoring and remedial measures.

    The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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

11. **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All

external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

12. **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

    Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policies 40 and 41 of the Horsham District Planning Framework.

13. **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until provision for the storage of refuse/recycling bins has been made within the site in accordance with details to be submitted to and approved in writing by the local planning authority and retained as such thereafter.

    Reason: To ensure the adequate provision of recycling facilities in accordance with policy 33 of the Horsham District Planning Framework (2015).

14. **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details of the types and locations has been submitted to and approved by the Local Planning Authority. The approved details shall be provided and retained at all times for their designated purpose.

    Reason: To provide EV charging points to support the use of electric vehicles in accordance with national sustainable transport policies and to mitigate the impact of the development on air quality within the District in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

15. **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until as a Travel Information Pack for all new occupants of the development has been submitted to and approved in writing by the Local Planning Authority.

    Reason: To encourage and promote sustainable transport in accordance with Policy 40 of the Horsham District Planning Framework (2015).

16. **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
    - Details of all existing trees and planting to be retained
    - Details of all proposed trees and planting, including schedules specifying species,
    - planting size, densities and plant numbers and tree pit details
    - Details of all hard surfacing materials and finishes
    - Details of all boundary treatments

    The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the

development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

17. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

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

18. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme of air quality mitigation has been submitted to and been approved in writing by the Local Planning Authority. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

    Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

19. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until 1 no. fire hydrant to BS750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant or stored water supply shall thereafter be retained as such.

    Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

20. **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Survey Note (Tyler Grange, January 2023) and the Preliminary Ecological Appraisal and Ecological Impact Assessment (Tyler Grange, January 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

    Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

21. **Regulatory Condition:** No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

    Reason: To provide adequate on-site car parking and turning space for the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

22. **Regulatory Condition:** No part of the development hereby permitted shall be first occupied until the highway works (including dropped kerbs) to Worthing Road, shown on drawing no.536.0036.004) have been completed.

    Reason: To encourage and promote sustainable transport in accordance with Policy 40 of the Horsham District Planning Framework (2015).

23. **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 windows or other openings (other than those shown on the plans hereby approved) shall be formed in the first floor side elevation of the south western cottage (rear of 1 Green Close) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

    Reason: To protect the amenities of adjoining residential properties from loss of privacy and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

24. **Regulatory Condition:** The development hereby permitted shall be implemented strictly in accordance with the Arboricultural Assessment and Method Statement and Tree Protection Plan.

    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).

25. **Regulatory Condition:** The development hereby permitted shall be occupied only by:
    Persons aged 60 or over; or
    - A spouse/or partner (who is themselves over 55 years old) living as part of a single household with such a person or persons; or
    - Persons who were living in one of the apartments as part of a single household with a person or persons aged 60 or over who has since died; or
    - Any other individual expressly agreed in writing by the Local Planning Authority.

    Reason: To limit the use of the development for elderly occupants in accordance with Policies 18 and 41 of Horsham District Planning Framework (2015).

26. **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

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

27. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order no development falling within Classes A, B & E 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 the interest of visual amenity and the amenity of adjacent residents in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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.

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/24/0541
(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
Details plan	Dropped kerb proposals.	536.0036.004	04.12.2022
Supporting Statement	Road Safety Audit (Stage 1)	NONE	04.12.2022
Floor plan	Existing ground	FP 01	11.02.2022
Floor plan	Existing first	FP 02	11.02.2022
Elevation plan	Existing	EL 01	11.02.2022
Supporting Statement	Desk Study appraisal	NONE	20.01.2022
Supporting Statement	Ecological impact assessment	NONE	20.01.2022
Supporting Docs	Manual for managing trees	NONE	20.01.2022
Supporting Statement	Flood risk and drainage technical note	NONE	20.01.2022
Supporting Statement	Transport	NONE	20.01.2022
Supporting Statement	Water neutrality technical note	NONE	20.01.2022
Supporting Docs	Report on affordable housing and visibility	NONE	20.01.2022
Supporting Statement	Planning	NONE	20.01.2022
Supporting Statement	Planning	NONE	20.01.2022
Supporting Statement	Assessment	NONE	20.01.2022
Location plan		20083SW_PL_001 REV P1	20.01.2022
Site plan		20083SW_PL_002 REV P6	17.06.2024
Floor plan	Proposed	20083SW_PL_003 REV P3	08.04.2022
Floor plan	Proposed	20083SW_PL_004 REV P3	08.04.2022
Floor plan	Proposed cottage roof	20083SW_PL_05 REV P3	08.04.2022
Roof plan	Proposed	20083SW_PL_006 REV P3	08.04.2022
Elevation plan		20083SW_PL_007 REV P3	08.04.2022

Elevation plan		20083SW_PL_008 REV P3	08.04.2022
Elevation plan		20083SW_PL_009 REV P3	08.04.2022
Elevation plan	Cottage	20083SW_PL_010 REV P3	08.04.2022
Tree plan		NONE	20.01.2022
Supporting Statement	Arboricultural assessment and method statement	NONE	20.01.2022
Supporting Statement	Construction Environmental Management Plan	REV A	29.05.2024
Plans	Site Set up Plan	CRL : 20083SW : 202	29.05.2024
Plans	Soft Landscaping	JBA2140-01	29.05.2024
Supporting Statement	Supplementary Ground Investigation Report	Revision 1	25.06.2024
Supporting Statement	Remediation Strategy	Revision 1	02.07.2024
Supporting Docs	Biodiversity Enhancement Strategy	JBA 21/420	04.06.2024
Supporting Statement	Materials Schedule	Rev A	13.06.2024
Plans	Substation Construction Detail	GB7001-HMV-SW-00-DR-E-1000 Rev 00	17.06.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 08/07/2024

Authorising Officer sign/initial J Hawkes Date: 10.07.2024