



Mr Sati Panesar
DHA Planning & Development
Cervantes
Ellesmere Road
Weybridge
Surrey
KT13 0HQ

Application Number: DC/16/0728

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

On behalf of: Willowmead & Network Rail Willowmead (Pulborough) Limited & Network Rail
Infrastructure

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify
you that they PERMIT the following development, that is to say:

**Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging,
and landscaping, and the construction of a 106-space station car park, all served by new
access on to Stopham Road. Construction of private parking bays to serve existing
dwellings on Stopham Road served by new access from Stopham Road.**

**Land Adjacent Railway Cottages and Pulborough Railway Station Stopham Road
Pulborough West Sussex**

to be carried out in accordance with Application No. DC/16/0728 submitted to the Council on
31/03/2016 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 12/11/2018

- 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
Location plan		1676-L01 A	31.03.2016
Elevation plan	Plots 24 and 25	1676-39 B	31.03.2016
Roof plan	Plots 6, 7 and 8	1676-18 A	31.03.2016

Floor plan	Ground and First Floor plots 13 - 20	1676-29 C	31.03.2016
Elevation plan	Plot 4	1676-12 A	31.03.2016
Elevation plan	Plots 10 and 11	1676-24 A	31.03.2016
Floor plan	Ground, First and Roof Plot 9	1676-48	31.03.2016
Details plan	Platform Ramp	1676-46	31.03.2016
Floor plan	Ground, First and Roof Plots 4 and 5	1676-15 A	31.03.2016
Floor plan	Ground and First Floor plots 24 and 25	1676-37 B	31.03.2016
Elevation plan	Garages, Car Ports and Bin/cycle store	1676-44 A	31.03.2016
Elevation plan	Plots 1 and 3	1676-14 A	31.03.2016
Roof plan	Plots 22 and 23	1676-34 B	31.03.2016
Elevation plan	Plot 2	1676-11 A	31.03.2016
Elevation plan	Plots 27 and 28	1676-43 A	31.03.2016
Floor plan	Plots 10 and 11	1676-22 A	31.03.2016
Elevation plan	Plots 22 and 23	1676-36 B	31.03.2016
Floor plan	Ground and First Floor, Roof, Plot 26	1676-27 B	31.03.2016
Roof plan	Plots 24 and 25	1676-38 B	31.03.2016
Details plan	Landscape Proposals	1649-1001 5	24.06.2016
Elevation plan	Plots 24 and 25	1676-40 B	31.03.2016
Elevation plan	Plots 13-20	1676-31 C	31.03.2016
Details plan	Proposed Services and Utilities	SK401 A	31.03.2016
Roof plan	Plots 13 -20	1676-30 B	31.03.2016
Roof plan	Plots 27 and 28	1676-42 A	31.03.2016
Elevation plan	Plots 13-20	1676-32 C	31.03.2016
Elevation plan	Plots 26	1676-28 B	31.03.2016
Elevation plan	Plot 5	1676-16 A	31.03.2016
Floor plan	Plots 6, 7 and 8	1676-17 A	31.03.2016
Elevation plan	Plots 9, 21 and 26	1676-49	31.03.2016
Elevation plan	Plots 6,7 and 8	1676-19 A	31.03.2016
Roof plan	Plots 10 and 11	1676-23 A	31.03.2016
Floor plan	Ground, First Floor and Roof Plots 1, 2 and 3	1676-13 A	31.03.2016
Elevation plan	Plots 22 and 23	1676-35 B	31.03.2016
Floor plan	Ground and First Plots 27 and 28	1676-41 A	31.03.2016
Floor plan	Ground and First Plots 22 and 23	1676-33 B	31.03.2016
Plans	Preferred Highway Conceptual Plan	D1074/103	31.03.2016
Elevation plan	Plots 12a and 12b elevations	1676-26 C	20.06.2016
Site plan		1676-01 C	24.06.2016

Site plan	Site Layout	1676-02 D	20.06.2016
Plans	12a and 12b floor plans	1676-25 C	20.06.2016

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

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

- 3 **Pre-Commencement Condition:** No development shall commence prior to the completion of off-site highway works comprising:
- installation of pedestrian controlled traffic signals under the Stopham Road railway bridge in accordance with details to be submitted to and agreed in writing by the LPA.
 - construction of laybys for parking of vehicles in connection with the residential occupation of Nos. 1-11 Stopham Road as shown indicatively on drawing number 1 676-Olc received by the LPA on 24th June 2016
 - erection of bollards and no-waiting restrictions to prevent parking on verges on Stopham Road, the extent of which is shown indicatively on drawing number 1676-Olc received by the LPA on 24th June 2016.

Reason: In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have been contrary to the provisions of the Development Plan and in the interests of highway safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 4 **Pre-Commencement Condition:** Within four months of the date of commencement of development the 30mph speed limit zone signage as shown indicatively on drawing number 1676-Olc received by the LPA on 24th June 2016 shall have been fully installed.

Reason: In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have been contrary to the provisions of the Development Plan and in the interests of highway safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 5 **Pre-Commencement Condition:** No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved drawing 1676-02d received by the LPA on 20th June 2016.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).

- 6 **Pre-Commencement Condition:** Prior to the commencement of development of the car park hereby permitted, a specification for the car park including details of layout, surfacing and lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of safety and to provide sufficient parking, in accordance with Policies 40 and 41 of the Horsham District Planning Framework (Adopted November 2015).

- 7 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,

- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area and in accordance with Policies 40 and 24 of the Horsham District Planning Framework (Adopted November 2015).

- 8 **Pre-Commencement Condition:** Prior to the commencement of the development hereby permitted, details of the finished floor levels of the development and ground levels of the site (where differing from existing) in relation to a fixed datum point outside of the site shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.
Reason: To control the development in detail in the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 9 **Pre-Commencement Condition:** Prior to the commencement of development or any preparatory works, an Ecological Mitigation and Management Plan shall be submitted to the Local Planning Authority for approval, in writing, which shall include pre-, during and post-works mitigation measures, and will include, but not be limited to, the recommendations made in Sections 6 and 7 of the Ecology Survey Report and Ecological Mitigation Strategy by Arbeco dated January 2016, in particular with regards to measures for felling trees, and reptile translocation. The Ecological Mitigation and Management Plan shall include details of landscape management of the site, and a management regime for 10 years following construction. All approved details shall then be implemented in full and in accordance with the agreed timings and details.
Reason: To ensure protected species and biodiversity is protected and enhanced in accordance with Policy 31 of the Horsham District Planning Framework (Adopted November 2015).
- 10 **Pre-Commencement Condition:** Development shall not commence until a drainage strategy detailing the proposed means of foul sewerage disposal and an implementation timetable has been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure sufficient provision is made for disposal of sewerage from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).
- 11 **Pre-Commencement Condition:** Development shall not commence until details of surface water disposal, based on sustainable drainage principles, and a timetable for delivery has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The submitted details shall include details of management and maintenance responsibilities for the lifetime of the development. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure sufficient provision is made for disposal of surface water from the site in accordance with Policy 38 of the Horsham District Planning Framework (Adopted November 2015).
- 12 **Pre-Commencement Condition:** Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the local planning authority:
- a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The site investigation results and the detailed risk assessment (c) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works in accordance with Policy 24 of the Horsham District Planning Framework (Adopted November 2015).

- 13 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall take place until the developer has provided evidence that their approved building control provider has been notified of the requirement to apply the optional requirement for water efficiency to the development (limiting water use within the dwellings hereby permitted to less than 110 litres per person per day). The development shall thereafter be carried out in accordance with the optional requirement for water efficiency standard set out in the Building Regulations.

Reason: In the interests of managing water use in this area of Serious Water Stress, in accordance with Policy 37 of the Horsham District Planning Framework (2015)

- 14 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any dwelling shall be commenced unless and until a schedule of materials and finishes and colours to be used for external walls and roofs of the buildings has been submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved details.

Reason: 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)

- 15 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the 106 space car park hereby permitted has been completed and is open to the public for use.

Reason: In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have been contrary to the provisions of the Development Plan and in order to provide additional parking to serve the railway station in accordance with Policy 41 of the Horsham District Planning Framework (Adopted November 2015).

- 16 **Pre-Occupation Condition:** No dwelling shall be first occupied until details of all screen walls and/or fences for the development have been submitted to and approved in writing by the Local Planning Authority and no dwelling hereby permitted shall be occupied until such approved screen walls and/or fences associated with it have been erected. Thereafter the screen walls and/or fences shall be retained as approved and maintained in accordance with the approved details.

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

- 17 **Pre-Occupation Condition:** No part of the development hereby permitted, including the car park, shall be first occupied until full details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented no later than the first planting season following

the first occupation of any part of the development and be completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 18 **Pre-Occupation Condition:** No part of the development shall be first occupied until visibility splays of 2.4 metres by 90 metres to the east and 2.4 metres by 142 metres to the west have been provided at the approved site vehicular access onto Stopham Road in accordance with plans and details to be submitted to and approved, in writing, by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.
Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).
- 19 **Pre-Occupation Condition:** No dwelling shall be first occupied until the car parking necessary to serve that dwelling has been constructed in accordance with drawing 1676-02d received by the LPA on 20th June 2016. These spaces, including garages, shall thereafter be retained at all times for the parking of vehicles in connection with the residential use of the dwelling.
Reason: To provide car-parking space for the use in accordance with Policy 41 of the Horsham District Planning Framework (Adopted November 2015).
- 20 **Pre-Occupation Condition:** No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved, in writing, by the Local Planning Authority.
Reason: To secure satisfactory standards of access for the proposed development in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).
- 21 **Pre-Occupation Condition:** Prior to the initial occupation of the development hereby permitted, the provision of footways on the A283 Stopham Road, eastwards to Pulborough shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety in accordance with Policy 40 of the Horsham District Planning Framework (Adopted November 2015).
- 22 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until dedicated cycle parking to serve that dwelling has been provided in accordance with details, to be submitted to and approved, in writing, by the Local Planning Authority and the facilities so provided shall be thereafter retained solely for that purpose.
Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).
- 23 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied unless and until provision for the storage of refuse/recycling bins has been made for that dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 24 **Pre-Occupation Condition:** Prior to their first occupation, each dwelling shall be provided with the necessary infrastructure to enable connection to high-speed broadband internet.

Reason: To ensure a sustainable development that meets the needs of future occupiers by providing a greater opportunity for home working and a reduction in car-based commuting and to comply with Policy 37 of the Horsham District Planning Framework (2015).

- 25 **Regulatory Condition:** No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.
Reason: In the interests of biodiversity at the site and adjacent and in the interests of the visual amenities of the locality, in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015)
- 26 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed forward of the principle elevation of any dwelling hereby permitted.
Reason: In order to safeguard the character and visual amenities of the locality and/or highway safety and in accordance with Policy 33 of the Horsham District Planning Framework (2015)
- 27 **Regulatory Condition:** Notwithstanding the provisions of Article 3(1) of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no development falling within Classes A to E of Part 1 of Schedule 2 to the said Order shall be erected, constructed, or placed within the application site unless planning permission is first granted by the Local Planning Authority.
Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute overdevelopment of the site or will in any other way be detrimental to the character of the locality in accordance with Policy 33 of the Horsham District Planning Framework (2015)
- 28 **Regulatory Condition:** No trees, hedges or shrubs on the site, other than those the Local Planning Authority has agreed to be felled as part of this permission, 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 hereby permitted. Any trees, hedges or shrubs on the site, whether within the tree protective areas or not, which die or become damaged during the construction process shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority.
Reason: To ensure the retention and maintenance of trees and vegetation on the site unsuitable for permanent protection by Tree Preservation Order for a limited period, in accordance with Policy 33 of the Horsham District Planning Framework (2015)
- 29 **Regulatory Condition:** If contamination, including presence of asbestos containing materials, not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works in accordance with Policy 24 of the Horsham District Planning Framework (Adopted November 2015).
- 30 **Regulatory Condition:** Where the acoustic report reference 14019 received by the LPA on 31st March 2016 has identified any adverse noise impact, a scheme of works to reduce the intrusion of noise shall be drawn up. The scheme shall have regard to the requirements of BS8233:2014 and shall include provision of appropriate alternative ventilation where appropriate. The scheme shall be submitted to and approved in writing by the local planning authority. The scheme as approved by the local planning authority shall be fully installed before the development is occupied.

Reason: In the interests of the amenity of future occupiers of the development, in accordance with Policy 24 of the Horsham District Planning Framework (Adopted November 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.**

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 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 Appeal

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 and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or on-line at www.planningportal.gov.uk/pes