



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/25/2158

Kilnwood Vale Neighbourhood Centre , Faygate, Horsham , RH12 0AR

### **DESCRIPTION:**

Removal of Condition 3 and 6 of previously approved application DC/23/1694 (Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking) relating to Water Efficiency.

### **RELEVANT PLANNING HISTORY:**

|              |                                                                                                                                                                                                                                                                                                                                         |                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| DC/23/1694   | Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking | Application Permitted on 23.01.2025 |
| DISC/21/0090 | Approval of details reserved by condition 33 to approved application DC/15/2813 (Phase 3 remediation works)                                                                                                                                                                                                                             | Application Permitted on 02.12.2022 |
| DC/23/1844   | Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking | Withdrawn Application on 15.04.2025 |
| DISC/25/0278 | Approval of details reserved by condition 3 to approved application DC/23/1694.                                                                                                                                                                                                                                                         | Application Permitted on 01.12.2025 |
| DISC/25/0407 | Approval of details reserved by condition(s) 4 to approved application DC/23/1694.                                                                                                                                                                                                                                                      | on                                  |

### **DESCRIPTION OF THE SITE**

The site comprises part of the land benefiting from the Outline Permission, originally granted in 2011, that will deliver the Kilnwood Vale strategic allocation.

This application relates to the Neighbourhood Centre phase of the Kilnwood Vale Development that was originally approved under DC/15/2813 in outline form and reserved matters under DC/23/1694. This phase will deliver 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking, of the already substantially developed strategic site.

### **DESCRIPTION OF THE APPLICATION**

Reserved Matters consent was granted on 23.01.2025 for the layout, appearance, scale and access for the Neighbourhood Centre, in accordance with the amended outline consent DC/15/2813. The

Neighbourhood Centre comprises of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking.

Reserved Matters consent was granted subject to a number of conditions. This application seeks to remove condition 6 which relates to the matter of Water Neutrality. It is noted that the application form requests to remove condition 5 however this is considered an error as Condition 5 does not refer to water neutrality. As condition 3 also relates to the same issue of water neutrality, it is also considered appropriate to remove condition 3 for consistency, even though this condition has been discharged under application DISC/25/0278. Conditions 3 and 6 read as follows:

**3      *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 Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).*

**6      *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, the local centre and all commercial units, and a completed Part G calculator (where appropriate) confirming the targeted water consumption is achieved.**

*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 higher 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 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 Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).*

**RELEVANT PLANNING POLICIES**

**The National Planning Policy Framework (NPPF):**

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 38 - Strategic Policy: Flooding

Policy 39 - Strategic Policy: Infrastructure Provision

Policy 40 - Sustainable Transport

Policy 41 - Parking

Policy 42 - Strategic Policy: Inclusive Communities

**Horsham District Local Plan (2023-40) (Regulation 19):**

Strategic Policy 1: Sustainable Development

Strategic Policy 2: Development Hierarchy

Strategic Policy 3: Settlement Expansion

Strategic Policy 6: Climate Change

Strategic Policy 7: Appropriate Energy Use

Strategic Policy 8: Sustainable Design and Construction

Strategic Policy 9: Water Neutrality

Strategic Policy 10: Flooding

Strategic Policy 11: Environmental Protection

Strategic Policy 12: Air Quality

Strategic Policy 13: The Natural Environment and Landscape Character

Strategic Policy 17: Green Infrastructure and Biodiversity

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Strategic Policy 23: Infrastructure Provision

Strategic Policy 24: Sustainable Transport

Policy 25: Parking

Strategic Policy 27: Inclusive Communities, Health and Wellbeing

Policy 28: Community Facilities, Leisure and Recreation

Strategic Policy 37: Housing Provision

Strategic Policy 38: Meeting Local Housing Needs

Policy 39: Affordable Housing

Policy 40: Improving Housing Standards in the District

**Supplementary Planning Guidance:**

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

**Planning Advice Notes:**

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

**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](http://www.horsham.gov.uk)

Consultations:

**INTERNAL CONSULTATIONS**

None Received

**PUBLIC CONSULTATIONS**

None Received

Member Comments:

None received

**HUMAN RIGHTS AND EQUALITY:**

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

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

**PLANNING ASSESSMENT**

**Water Neutrality:**

The 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality. Conditions 3 and 6 of the reserved matters consent DC/23/1694 were applied to ensure this phase of the development would be water neutral. An appropriate assessment was undertaken at the time to ensure compliance with the Habitats Regulations.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10th November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted

since the 1st November 2025, will not exceed the above capacity. This is subject to the development complying with the Building Regulations Optional Technical Water Standard of 110 l/p/day.

Accordingly, Officers consider that the removal of conditions 3 and 6, and the addition of a new condition (25) requiring compliance with the Building Regulations Optional Technical Standard, will not result in this phase of the development having an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

### **Conclusions:**

As set out above, consent is sought under Section 73 of the Town and Country Planning Act to remove conditions 3 and 6 of the previously approved application DC/23/1694, as the requirements of Water Neutrality are no longer necessary given the formal withdrawal of the Natural England Position Statement on October 31st, 2025. It is considered best in administrative terms to remove both in their entirety and add a condition requiring the development to meet the Building Regulations Part G2 Optional Technical Standard (110 l/p/d) as an additional condition (no.25).

Whilst a consent under S73 creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a s73 consent to revisit the principle of development on the site. Accordingly, the principle of development on this site remains settled and acceptable, along with all other matters not subject to these proposed amendments.

The conditions attached to the planning permission are otherwise repeated in their entirety, except where details have subsequently been submitted and agreed under separate applications.

### **Recommendation: Application Permitted**

#### **Conditions:**

- 1 Plans list
- 2 **Pre-Commencement Condition:** The development hereby permitted shall not be commenced until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the management of any flat / shallow pitched / green roofs on any proposed buildings which may be attractive to birds. The plan shall be implemented as approved and remain in force thereafter.

Reason: As this matter is fundamental to enable the Local Planning Authority to minimise potential danger to aircraft from bird hazards in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 3 N/A
- 4 **Pre-Commencement Slab Level Condition:** The residential and retail buildings hereby permitted shall be completed in accordance with the details approved under application DISC/25/0407, unless alternative details have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing. No development above ground floor-slab level of the community centre or public house hereby permitted shall commence until a schedule of materials, finishes and colours to be utilised for the external walls, windows and roofs of these buildings has been submitted to and approved in writing by the Local Planning Authority.  
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).

- 5 **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: DR-500 S0-P6).

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

- 6 N/A

- 7 **Pre-Occupation Condition:** No commercial unit (including all retail units and the public house) hereby permitted shall be first occupied until details of suitable noise controls for the relevant commercial unit of any building plant and/or machinery (refrigeration, extract ventilation, air conditioning systems, etc) to result in no background noise levels (to include low frequency noise) has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and thereafter retained as such.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No commercial unit (including all retail units and the public house) hereby permitted shall be first occupied until details of any commercial kitchen extract ventilation system (including positioning of flues) for the relevant building has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and thereafter retained as such.

Reason: In the interests of the amenities of nearby residential properties and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No dwelling or commercial unit hereby permitted shall be occupied until the cycle parking facilities (including all visitor cycle parking) to serve that unit have been made available for use in accordance with approved drawings. The cycle parking facilities shall thereafter be retained as such for their designated use.

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).

- 10 **Pre-Occupation Condition:** No retail unit (including the public house) hereby permitted shall be occupied until the servicing parking spaces serving the respective unit have been constructed and made available for use in perpetuity.

Reason: To provide servicing parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the car parking spaces serving the respective dwellings / building have been constructed and made available for use in perpetuity.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** Prior to the occupation of the Community Centre, full details of the management of Community Centre shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented as such thereafter.

Reason: To ensure an appropriate development that meets the needs of future occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** No commercial units (including all retail units, the local centre and the public house) hereby approved shall be first occupied until full details of the opening hours for each unit has been submitted to approved in writing by the Local Planning Authority. The hours of opening for each unit shall be adhered to thereafter.

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

- 14 **Pre-Occupation Condition:** No dwelling or commercial unit (including all retail units, the local centre and the public house) shall be first occupied until secure covered provision for the storage of refuse and recycling has been made for that dwelling or commercial unit in accordance with the submitted plans. The refuse and facilities shall thereafter be retained for use at all times.

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).

- 15 **Pre-Occupation Condition:** No building or dwelling hereby approved 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: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **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 building, 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.

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 **Regulatory Condition:** All unallocated (visitor) parking spaces shall be completed and made available for use prior to the completion of the development and shall, thereafter, remain available only for use as visitor parking.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** No deliveries to any of commercial buildings (including the local centre) hereby approved shall take place except between the hours of 06.30 - 22.00 Monday to Saturday and 08.30 - 22.00 on Sundays.

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

- 19 **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: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to potential impacts on the amenity of adjacent properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 20 **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 incidental to the use of the properties as dwellings and for no other purpose.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to potential impacts on the amenity of adjacent properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 21 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or any order amending or revoking and/or re-enacting those Orders, the care home hereby approved shall remain in use as a care home only as defined by Class C2 of Town and Country Planning (Use Classes) (Amendment) (England) (as amended) at all times.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to potential impacts on the amenity of adjacent properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 22 **Regulatory Condition:** The development hereby permitted shall be implemented in accordance with the Landscape Management Plan (ref: 3153-5-4-LM-5401-P2 - LANDMAN) dated September 2024.

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

- 23 **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).

- 24 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning

(Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or any order amending or revoking and/or re-enacting those Orders, the commercial premises (including all retail units but excluding the public house) hereby permitted shall only be used for uses falling within Class E(a), (b), (c), (d), (e) & (f) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case under Policy 33 of the Horsham District Planning Framework (2015).

- 25 **Regulatory Condition:** The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

## NOTE TO APPLICANT

### 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/25/2158

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

### Plans List for DC/23/1694: approved

| Plan Type    | Description                                   | Drawing Number  | Received Date |
|--------------|-----------------------------------------------|-----------------|---------------|
| Details plan | Plots 01-09 Elevations Apartment 1            | P23-0030_DE_02H | 13.09.2024    |
| Details plan | Plots 10-11 Floor Plans                       | P23-0030_DE_02H | 13.09.2024    |
| Details plan | Plots 10-11 Elevations                        | P23-0030_DE_02H | 13.09.2024    |
| Details plan | Plots 12-28 Floors Apartment 2                | P23-0030_DE_02J | 13.09.2024    |
| Details plan | Plots 12-28 Apartment 2 Second Floor and Roof | P23-0030_DE_02J | 13.09.2024    |
| Details plan | Plots 12-28 Apartment 2 Elevations            | P23-0030_DE_02J | 13.09.2024    |
| Details plan | Plots 29-48 Apartment 3                       | P23-0030_DE_02J | 13.09.2024    |
| Details plan | Plots 29-48 Apartment 3 Elevations            | P23-0030_DE_02J | 13.09.2024    |
| Details plan | Plots 49-80 Apartment / Retail 4 Elevations   | P23-0030_DE_02H | 13.09.2024    |
| Details plan | Plots 49-80 Apartment / Retail 4 Elevations   | P23-0030_DE_02J | 13.09.2024    |
| Details plan | Plots 81-100 Apartment / Retail 5 Floorspace  | P23-0030_DE_02H | 13.09.2024    |

|              |                                                                             |                  |            |
|--------------|-----------------------------------------------------------------------------|------------------|------------|
| Details plan | Plots 81-100 Apartment / Retail 5 Elevations                                | P23-0030_DE_02J  | 13.09.2024 |
| Details plan | Plots 103(H) Floors Romsey                                                  | P23-0030_DE_02J  | 13.09.2024 |
| Details plan | Plots 103(H) Elevations Romsey                                              | P23-0030_DE_02J  | 13.09.2024 |
| Details plan | Plots 104(H), 105, 106 (H), 107, 108, 109(H), 110, 111(H) Floors Hexham     | P23-0030_DE_02J  | 13.09.2024 |
| Details plan | Plots 104(H), 105, 106 (H), 107, 108, 109(H), 110, 111(H) Elevations Hexham | P23-0030_DE_02J  | 13.09.2024 |
| Details plan | Plots 102 Floors Winkfield                                                  | P23-0030_DE_02J  | 13.09.2024 |
| Details plan | Plot 102 Elevations Winkfield                                               | P23-0030_DE_02J  | 13.09.2024 |
| Details plan | Plot 101 Floors Marlborough                                                 | P23-0030_DE_02J  | 13.09.2024 |
| Details plan | Plot 101 Elevations Marlborough                                             | P23-0030_DE_02J  | 13.09.2024 |
| Details plan | Care Home Floors                                                            | P23-0030_DE_02H  | 13.09.2024 |
| Details plan | Care Home Second Floor and Roof                                             | P23-0030_DE_02H  | 13.09.2024 |
| Details plan | Care Home Elevations                                                        | P23-0030_DE_02H  | 13.09.2024 |
| Details plan | Local Centre Elevations                                                     | P23-0030_DE_02H  | 13.09.2024 |
| Details plan | Landscape Masterplan                                                        | DR-5000-P7       | 08.01.2025 |
| Details plan | Softworks Proposals 4 of 4                                                  | DR-5004 S4-P7    | 08.01.2025 |
| Details plan | Softworks Proposals 1 of 4                                                  | DR-5001 S4-P7    | 08.01.2025 |
| Details plan | Softworks Proposals 2 of 4                                                  | DR-5002 S4-P7    | 08.01.2025 |
| Details plan | Softworks Proposals 3 of 4                                                  | DR-5003 S4-P7    | 08.01.2025 |
| Details plan | Hard Surfaces Strategy                                                      | DR-5100 S1-P6    | 08.01.2025 |
| Details plan | Boundaries and Street Furniture                                             | DR-5101 S1-P5    | 08.01.2025 |
| Details plan | Typical Tree Planting in Residential / Parkland Areas                       | DR-5500 S4-P1    | 16.09.2024 |
| Details plan | Typical Tree Planting in Hard Surfaced Area                                 | DR-5501 S4-P1    | 16.09.2024 |
| Details plan | Typical Tree Planting on Slopes                                             | DR-5502 S4-P1    | 16.09.2024 |
| Details plan | Timber Close Board Fence Detail                                             | DR-5600 S4-P1    | 16.09.2024 |
| Details plan | Tree Retention / Removal Plan                                               | DR-5700 S1-P4    | 08.01.2025 |
| Details plan | Building Heights                                                            | P23-0030_DE_10_D | 08.01.2025 |
| Details plan | Preliminary Levels Strategy                                                 | 2300200-002 C    | 08.01.2025 |
| Details plan | Preliminary Drainage Strategy                                               | 2300200-003 C    | 08.01.2025 |
| Details plan | Site Layout                                                                 | P23-0030_DE_01_L | 08.01.2025 |
| Details plan | Parking Strategy                                                            | P23-0030_DE_11_D | 08.01.2025 |
| Details plan | Materials Strategy                                                          | P23-0030_DE_12_C | 08.01.2025 |
| Details plan | Movement / Road Hierarchy                                                   | P23-0030_DE_13_C | 08.01.2025 |

