Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1989
Land South of Platts Roundabout, Newbridge Road, Billingshurst, West Sussex, RH14 9HY

DESCRIPTION:
Variation of condition 1 and 17 of previously approved application reference DC/22/0518 (Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout) regarding revised masterplan and reference to the proposed footpath and Discharge Details in relation to Conditions 5, 6 part ii, 7, 8, 9, 12, 15 and 20.

RELEVANT PLANNING HISTORY:

DC/19/0295	Hybrid application for the erection of petrol filling station with convenience store and sandwich bar, car wash, jet wash and car parking; motorcycle showroom and workshop with associated car parking; outline planning permission for flexible employment space (B1b/B1c/B2/B8) totalling 4,627sqm with associated car parking and circulation space (scale, landscaping and appearance reserved); new access to the site from A272 and pedestrian link to footbridge over A29.	Application Permitted on 10.01.2020
DC/22/0518	Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout.	Application Permitted on 07.10.2022.
DISC/24/0035	Approval of details reserved by condition 6 part (i) to approved application DC/22/0518.	Application Permitted on 03.05.2024

DESCRIPTION OF THE SITE
The 1.5ha site is situated on the western edge of Billingshurst (outside the defined Built-up Area Boundary), on an area of agricultural land located between the A272 and A29 at Platts Roundabout. The site and the relationship with its surrounds is the same as described under DC/19/0295, save for the recent construction that has taken place in Phase 1 (immediately to the north of the site).

Access to the site is provided by an internal roadway connecting from the A272 which has recently been completed as part of works to facilitate the construction of approved development within Phase 1. The site is not subject to any statutory designations.

DESCRIPTION OF THE APPLICATION
This application seeks to vary the approved plans to allow for alterations to the site layout by substituting the Proposed Masterplan with drawing ref: 101 Rev B Proposed Block Site Plan. The layout remains largely the same, with the exception of providing 9 business units as opposed to the 14 units, originally proposed, laid out with the 4 smaller units backing onto the eastern site boundary and the 5 larger units back onto the southern site boundary. A storm water attenuation pond has also been added in the northwestern area of the site.

This application also seeks to vary condition 17 as this references the approved Proposed Masterplan which is proposed to be replaced with the Proposed Block Site Plan. The new public footpath link to Newbridge Road remains largely unchanged from that shown on the Proposed Masterplan.

This application further seeks to vary conditions 5, 6 part ii, 7, 8, 9, 12, 15 and 20 of DC/22/0518 to require compliance with the submitted details for these conditions. The details required by these conditions were initially submitted and consulted on under DC/24/0805. No third party representations were received under DC/23/0805 on the submission details for these conditions.

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 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
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 43 - Community Facilities, Leisure and Recreation

Billingshurst Neighbourhood Plan (2021)
Policy BILL 1: Billingshurst Built-Up Area Boundary
Policy BILL 3: Energy Efficiency and Design
Policy BILL 7: Retaining and Enhancing the Vitality and Viability of the Village Centre
Policy BILL 10: Flexible Workspaces
Policy BILL 12: Protection and Enhancement of Key Movement Routes
Policy BILL 13: Public Car Parking
Policy BILL 16: Multi-Value Sustainable Drainage Systems
Policy BILL 17: Views to St Mary's Church

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing

development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 29: New Employment

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

Consultations:
INTERNAL CONSULTATIONS

HDC Landscape Architect: No Objection.
The Council's Landscape Architect advises that the revised plan reflects the changes reviewed and agreed under DC/24/0805, therefore they have no comments or concerns with the proposal.

HDC Environmental Health: No Objection.

OUTSIDE AGENCIES

Archaeology Consultant: No Objection.

Ecology Consultant: No Objection.

Southern Water: No Objection.

WSCC Flood Risk Management: No objection

WSCC Fire Officer: No Objection subject to prior to occupation notification.

PUBLIC CONSULTATIONS:
Representations:
1 letter of Objection have been received from 1 address, objecting to the application on the following grounds:

- Overdevelopment: no need for more flexible employment space and ancillary parking.
- Privacy, light and noise: increase in light pollution from streetlights and neon signage, and impact to wildlife.

Parish Comments:
Billingshurst Parish Council: No comments.

Member Comments:
None received.

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

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

PLANNING ASSESSMENT
The applicant has submitted this Section 73 application to vary conditions 1 and 17 of parent permission ref: DC/22/0518 to allow for changes to the approved plans in relation to the site layout, including number and orientation of business units, additional of an attenuation pond and new public footpath connection point. In support of this application, the applicant has submitted a Proposed Site Plan and Cover Letter. Layout was a matter fixed as part of the outline planning permission, alongside the access arrangements.

Layout and Visual Impact:
Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Condition 1 of permission DC/22/0518 approved the Proposed Masterplan (CHQ.18.15464-PL03F) thereby fixing the site layout. However, within the reports for DC/19/0295 and DC/22/0518 the Landscape Architect's concern with the proposed layout was noted. This was specifically regarding that the visual prominence of these buildings in this location, and it was considered that possible further exploration of opportunities to re-orientate and/or re-position the units to reduce impact, and to design them to include shallow pitched roofs and materials appropriate to the setting would be welcome.

Accordingly, this application seeks to vary Condition 1 of permission DC/22/0518 to substitute the Proposed Masterplan with drawing ref: 101 Rev B Proposed Block Site Plan, as a revised and improved site layout. The revised layout includes 9 units as opposed to the 14 units on the Proposed Masterplan and are orientated with 4 smaller units backing onto the eastern site boundary and 5 larger units back onto the southern site boundary. The inward facing buildings along the eastern boundary provide an improved visual and acoustic buffer to the Newbridge Road properties.

The revised layout has a slightly reduced the gross internal floor space from 4,627sqm to 4,273sqm and fewer parking spaces of 52 as opposed to 70. This has resulted in a reduced building line at the

western end and allowed space for greater periphery landscaping, particularly along the western site boundary.

It is considered that the revised layout, including the reorientated and positioned units, and additional landscape planting, results in an improved layout which reduces the visual impact of the site, particularly from the east, south and west. It is noted that other changes to the design of the building units, finished levels and detailed drainage strategy (including the addition of a storm water attenuation pond) have been proposed as part of the reserved matters application submission under ref: DC/24/0805. These changes will be considered separately as part of that application, but it is noted that these incorporate and work with the proposed revised layout. Although the changes to the layout are considered to be minor, they are nonetheless considered to be an improvement on that previously permitted and will reduce the visual impact of the development in accordance with HDPF policies 25, 32 and 33.

Details previously reserved by condition

Condition 5 (Foul & Surface Water Drainage)

Pre-Commencement Condition 5: No development shall commence until a Drainage Strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include a detailed surface water drainage scheme (including finalised surface water drainage designs and calculations) and a Surface Water Drainage Statement (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development). The drainage designs shall show full coordination with a detailed landscape scheme and should demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event. The Drainage Strategy shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

To address the requirements of this condition, the applicant has submitted drawing ref: D01 Rev P1 Proposed Drainage Plan and Submission to discharge condition 5 - Drainage Details Statement. Following queries from the Lead Local Flood Authority (the LLFA) as part of the initial consultation, the applicant also provided a Drainage Strategy Technical Letter to address their concerns. The Proposed Drainage Plan illustrates the layout of the new storm and foul water services across the site and the Drainage Details Statement includes information on SuDS, infiltration potential, detailed drainage strategy, hydraulic calculations, trial hole logs and landscape scheme. The Drainage Strategy Technical Letter provides specific responses to the queries raised by the LLFA on connection points, calculation parameters, exceedance routes, outfall, pond safety, and flood resistance and resilience.

The LLFA has reviewed the submitted information, including the additional Drainage Strategy Technical letter, and raise no objection to the discharge of condition 5 in regard to the surface water requirements of the condition. Southern Water have also reviewed the submitted information and recommend the discharge of condition 5 in relation to foul drainage. The Landscape Architect has checked the drainage strategy against the landscape proposals and are satisfied that there are no clashes or concerns in regard to the discharge of condition 5 from a landscape perspective. Officers concur with the LLFA, Southern Water and Landscape Architect and also consider that the information submitted in relation to condition 5 is sufficient and therefore the condition should be discharged.

The requirements of the condition have been satisfied.

Condition 6 part ii (Archaeological Trial Trenching Results)

Pre-Commencement Condition 6 part (ii): The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part [i] of this condition, and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

To address the requirements of this condition, the applicant has submitted an Archaeological Evaluation Report which details the methodology, results, discussions and conclusions of the archaeological site investigation.

The Archaeology Consultant has reviewed the Archaeological Evaluation report and confirms they are satisfied that the work was carried fully in accordance with the approved Written Scheme of Investigation and that the report satisfactorily sets out the result of the trial trench evaluation of the site. They additionally comment that six archaeological features were recorded consisting of an undated gully, four undated ditches, and pit/ditch terminus from which a 17th-18th century brick was recovered, and although these finds are of interest, they are not of sufficient significance to require any further archaeological work on the site and so this evaluation, and the earlier phase of investigation carried out in 2020, concludes the required programme of archaeological work for the site. Therefore, the Archaeological Consultant confirms they have no objection to the archaeological condition (6) now being fully discharged. Officers concur with the Archaeology Consultant and also consider that the information submitted in relation to condition 6 part ii is sufficient and therefore the condition should be fully discharged.

The requirements of the condition have been satisfied.

Condition 7 (Contamination Risk Assessment)

Pre-Commencement Condition 7: No development (including any ground clearance or site levelling) shall commence until the following components of a scheme to deal with the risks associated with contamination (including asbestos contamination) has been 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.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(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 where required.

The development shall thereafter be carried out in accordance with the approved details. 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).

To address the requirements of this condition, the applicant has submitted a Submission to discharge condition 7 – Contamination Risk Assessment which comprises of a Phase 1 and 2 Ground Investigation Report with site photographs, desk study information, exploratory hole logs, geotechnical laboratory results, and geochemical laboratory results and CATWASTE results.

The Environmental Health Officer (EHO) has reviewed the submitted information and confirm that given the proposed commercial end use, they are satisfied that the risk from contamination to future site users have been adequately assessed and therefore are satisfied that condition 7 can be formally discharged. Officers concur with the EHO and also consider that the information submitted in relation to condition 7 is sufficient and therefore the condition should be discharged.

The requirements of the condition have been satisfied.

Condition 8 (Levels)

Pre-Commencement Condition 8: No site levelling works shall take place until full details of the existing and final land levels and finished floor levels (in relation to nearby datum points) have been submitted to and approved by the Local Planning Authority in writing. The details shall include the proposed grading of land areas including the levels and contours to be formed, showing the relationship of proposed land levels to existing vegetation and surrounding landform. The site levelling works shall be completed in accordance with the approved details prior to the commencement of development of any building within Phase 2.

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

To address the requirements of this condition, the applicant has submitted drawing ref: G00 Rev P4 Earthworks Cut and Fill Volumes which illustrates the proposed changes to existing levels with coloured grading and contours and includes five sections of retaining wall. The proposed level changes predominately involve the decrease in levels in the eastern half of the site at units 1 to 7 and to construct the surface detention basin in the northwest corner of the site, and an increase in the western half of the site at units 8 and 9 and the bunding along the southern, western and northern site boundaries.

Officers have reviewed the submitted drawing and are satisfied it includes sufficient information to address the requirements of condition 8 and therefore the condition should be discharged.

The requirements of the condition have been satisfied.

Condition 9 (Biodiversity Enhancement Strategy)

Pre-Commencement Condition 9: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Strategy shall accord with the recommendations made in the submitted Ecological Walkover Note (Tetra Tech, reference 784-B033054, dated 17 January 2022), and Light Assessment (Tetra Tech, reference 784-A101561-3, dated 27 January 2022), and shall include (but not be limited to) the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) details of external lighting, including contour plans, Isolux drawings and technical specifications.
e) persons responsible for implementing the enhancement measures;
f) details of initial aftercare and long-term management and maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

To address the requirements of this condition, the applicant has submitted a Biodiversity Enhancement Strategy, which details the site's ecological features, ecological and landscape management objectives, and a table of habitat management prescriptions with actions, timings and responsibilities for each objective. Biodiversity Enhancement Strategy also includes three Landscape General Arrangement plans and a Lux plan. The Landscape General Arrangement Plans illustrates the biodiversity enhancements, including planting, insect hotel and bat, bird, and dormouse boxes. The plans also include a planting schedule with species, specification, height, girth and pot size for trees, ornamental planting, native thicket mix, hedge, shrubs and ground cover mix, and a grass mix. The Lux plan details the technical specifications for the external lighting and illustrates the figures for this on the site layout.

The Ecological Consultant has reviewed the Biodiversity Enhancement Strategy and supports the biodiversity mitigation and enhancement measures, and therefore supports the discharge of condition 9. The Landscape Architect has also reviewed the Biodiversity Enhancement Strategy and following minor changes to the planting mixes within the Landscape General Arrangement Plans provided separately from the Biodiversity Enhancement Strategy, they have no concerns and raise no objection to the discharge of condition 9. Officers concur with the Ecological Consultant and Landscape Architect and also consider that the information submitted in relation to condition 9 is sufficient and therefore the condition should be discharged.

The requirements of the condition have been satisfied.

Condition 12 (Noise Management Plan)

Pre-Occupation Condition 12: Prior to the first occupation or use of the development hereby permitted a Noise Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to, hours of operation, management responsibilities during all operating hours, measures to control noise from all activities and operations at the site (including the operation of any equipment plant, or building services) and minimising noise from vehicles, deliveries, collections and servicing. The Noise Management Plan shall be regularly reviewed to ensure that it takes account of current operational practices at the site. Where any activities or operations that give rise to concerns of impact to local amenity are received by the operator or the Local Planning Authority, the Noise Management Plan shall be reviewed. Any changes to the Noise Management Plan necessary to address these concerns shall implemented to the satisfaction of the Local Planning Authority. The use hereby permitted shall thereafter be operated in accordance with the approved details.

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

To address the requirements of this condition, the applicant has submitted a Noise Management Plan. Following comments from the EHO, a revised Noise Management Plan V2 was submitted. The Noise Management Plan includes a list of operation noise management and mitigation measures and who is responsible to undertake these measures. Examples include all HGV's adhering to a 10mph speed limit across the site, use of broadband reversing alarm, and all roller shitter doors shall be kept close when not in use. The revised Noise Management Plan also details the complaints and noise incident recording procedures with on-site contact details.

The EHO has reviewed the revised information and confirm that they are satisfied that condition 12 can be formally discharged. Officers concur with the EHO and also consider that the information submitted in relation to condition 12 is sufficient and therefore the condition should be discharged.

The requirements of the condition have been satisfied.

Condition 15 (Air Quality Mitigation Report)

Pre-Occupation Condition 15: Notwithstanding the submitted Air Quality Assessment, prior to the first occupation or use of the development hereby permitted, a scheme of air quality mitigation (including a scheme for the provision of electrical vehicle charging by way of both fast and rapid charging points) shall have 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, as well as West Sussex County Council's 'Guidance on Parking at New Developments' (May 2019). 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).

To address the requirements of this condition, the applicant has submitted a copy of the approved Air Quality Assessment and an Air Quality Technical Note which reviews the approved Air Quality Assessment. In response to initial concerns raised by the EHO, the applicant submitted the Air Quality Damage Cost Assessment V2. The Air Quality Damage Cost Assessment outlines the process and data used to calculate an updated Damage Cost Assessment having sought further clarification on the traffic input data from the Transport Consultant. The Air Quality Damage Cost Assessment V2 confirms the damage cost value at £25,435.73 and suggests mitigation measures to meet this from the Air Quality and Emissions Mitigation Guidance for Sussex, which broadly aligns with the original proposal to deliver measures through the travel plan.

The EHO has reviewed the submitted information and confirm that they are satisfied with the Air Quality Assessment and Air Quality Damage Cost Assessment, however specific details of an Air Quality Mitigation Plan are still required. Officers concur with the EHO and consider that detail is still required on the specific measures to be provide beyond that already currently in a normal Travel Plan. This detail should also confirm the cost of individual measures equating to the damage cost value. Accordingly, Officers have amended the wording of condition 15 to secure this outstanding detail in the form of an Air Quality Mitigation Scheme in accordance with the Air Quality Assessment and Damage Cost Assessment V2.

Condition 20 (Fire Hydrants).

Regulatory Condition 20: Details of the proposed location of the required number of fire hydrant(s) shall be submitted to the Local Planning Authority alongside an application for Reserved Matters. The approved fire hydrant(s) shall be installed and ready for use prior to the first use of the development hereby permitted and 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).

To address the requirements of this condition, the applicant has submitted drawing ref: 101 Rev B Proposed Block Site Plan which illustrates the proposed hydrant location to the north of unit 5.

The Fire and Rescue Service have reviewed the submitted plan and confirm that they have no concerns with the proposed hydrant location. They also ask that they are informed when the proposed hydrant location is in place and ready for use prior to occupation. Officers concur with the Fire and Rescue Service and also consider that the information submitted in relation to condition 20 is sufficient and therefore the condition should be discharged. Officers also proposed to include an informative advising the developer to notify the Fire and Rescue Service once the hydrant is in place and ready for use prior to occupation.

The requirements of the condition have been satisfied.

Other Matters:

The concerns regarding overdevelopment and light pollution raised by the representation are noted. It is considered that these concerns are not material to this application, which only relates to the plans condition of ref: DC/22/0518 and has already been considered as part of the parent permission. The re-orientated buildings do not increase the amount of development on the site, nor would they likely impact on light pollution to any greater degree. As this application seeks to vary a consent granted before the statutory requirement for Biodiversity Net Gain (BNG) came into effect on 12 February 2024, this application is not required to demonstrate a minimum 10% increase in BNG.

Conclusions:
The proposed reconfigured site layout is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

In addition, the details submitted to address the requirements of conditions 5, 6 part ii, 7, 8, 9, 12 and 20 of DC/22/0518 have been reviewed and found to be sufficient such that these conditions can be varied to ensure compliance with the submitted details.

Condition 15 has been varied to reflect the Damage Cost Assessment V2 figures and continue the requirement for an Air Quality Mitigation Scheme.

Recommendation: Application Permitted

Conditions:

1. **Approved Plans**

2. **Regulatory (Time) Condition:**
   (a) Approval of details relating to the scale and appearance of each building, access within the site, and landscaping of the development (hereinafter called "the Reserved Matters"); shall be obtained from the Local Planning Authority in writing before any development of this phase is commenced.
   (b) Plans and particulars of the Reserved Matters referred to in condition (a) above, relating to the scale and appearance of each building, access within the site, and landscaping of the development shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
   (c) Application for approval of the Reserved Matters shall be made to the Local Planning Authority before 07.10.2025.
   (d) The development hereby permitted shall be begun either before 07.10.2025, or before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved, whichever is the later.

   Reason: To enable the Local Planning Authority to control the development of the Outline element in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

3. **Pre-Commencement Condition**: No development (including any ground clearance or site levelling) shall commence until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CEMP shall be a single document covering the development of this part of the site and shall be strictly adhered to throughout the construction period. The CEMP shall provide for, but not be limited to:

   i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
   ii. A description of management responsibilities;
   iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
   iv. Site working hours and a named person for residents to contact;
   v. Detailed Site logistics arrangements;
   vi. Details regarding parking, deliveries, and storage;
   vii. The anticipated number, frequency and types of vehicles used during construction;

viii. Details of construction traffic routing, including site access;
ix. Details of any construction-related floodlighting, including location, height, type, timing and direction of light sources and intensity of illumination;
x. Details regarding dust and noise (including vibration) mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
xi. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;
xii. Communication procedures with the local community regarding key construction issues - newsletters, fliers etc.
xiii. Locations and details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
xiv. 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);
xv. Details of a scheme for the recycling/disposing of waste resulting from site clearance and construction works.

Reason: As this matter is fundamental in the interests of good site management, highway safety, and to protect the amenities of adjacent businesses and residents during construction works to accord with Policies 33 & 40 of the Horsham District Planning Framework (2015).

4. **Pre-Commencement Condition:** No development (including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site), shall commence until the following preliminaries have been completed in the sequence set out below:
   - All hedgerows, trees and vegetation on the site shown for retention [in the Tree Constraints Plan, by Treescene, received 10/03/2022] as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
   - Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
   - Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

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

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

5. **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with Flood Risk Technical Note [23-027-GOY], Submission to discharge Condition 5 - Drainage [23-030-I&L], drawing ref: D01 Proposed Drainage, drawing ref: 5017393-RDG-XX-XX-DOC-C-9950 Part 1 of 4, Flood Risk Drainage Strategy - Part 1 of 4, drawing ref: 5017393-RDG-XX-XX-DOC-C-9950 Part 2 of 4Flood Risk Drainage Strategy - Part 2 of 4, drawing ref: 5017393-RDG-XX-XX-DOC-C-9950 Part 3 of 4 Flood Risk Drainage Strategy - Part 3 of 4, and drawing ref: 5017393-RDG-XX-XX-DOC-C-9950 Part 4 of 4 Flood Risk Drainage Strategy - Part 4 of 4. The Drainage Strategy shall be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

   Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

6. **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the approved Specification for an Archaeological Evaluation by Trial Trenching: Land Off Newbridge Road, Billingshurst, West Sussex and Archaeological Evaluation Report dated April 2024 [AAL 2024051].

   Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

7. **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the approved Submission to discharge condition 7 – Contamination Risk Assessment, including Appendix A – Phase 1 & 2 Ground Investigation Report by Geo-Environmental dated March 2020. 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).

8. **Regulatory Condition:** The site levelling works shall be carried out in strict accordance with approved drawing ref: G00 Rev P4 Earthworks Cut and Fill Volumes prior to the commencement of development of any building within Phase 2.

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

9. **Regulatory Condition:** The development hereby permitted shall be implemented and retained in strict accordance with the approved Biodiversity Enhancement Strategy dated 19th April 2024 [16479_R02_MJ]. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

   Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

10. **Pre-commencement (slab level) Condition:** No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:
    - The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.
    - Detail on how any failure of any samples will be investigated and managed.
    - Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit.
    - Detail on the 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.
    - Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
    - The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.
    - Detail on the continuity of supply during dry periods extending beyond 35 days.
    - Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

- Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority.
- The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of 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), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

11. **Pre-Occupation Condition:** Prior to the first occupation or use of the development hereby permitted, a Marketing Report shall have been submitted to and approved in writing by the Local Planning Authority. The Marketing Report shall set out how the occupation of the units hereby approved have been marketed to existing or new businesses based within the Horsham District (local businesses). The minimum marketing period shall be as follows:
    i. An initial period of 6 months from the date of grant of Planning Permission. During this period, no sales or letting shall be agreed with businesses other than local businesses.
    ii. A subsequent period of 6 months (up to a period of 12 months from the grant of Planning Permission). During the subsequent period, no more than 50% of the unoccupied units shall be marketed for occupation to businesses based outside the Horsham District

    Reason: To ensure the development promotes local economic growth in accordance with Policy 7 of the Horsham District Planning Framework (2015).

12. **Regulatory Condition:** The development hereby permitted shall be carried out and operated in strict accordance with the approved Noise Management Plan dated 17th December 2024.

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

13. **Pre-Occupation Condition:** Prior to the first occupation or use of the development hereby permitted, a Landscape and SuDS Management and Maintenance Plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all landscape areas and SuDS infrastructure (existing and proposed) shall have been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

    Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015).

14. **Pre-Occupation Condition:** Prior to the first occupation or use of the development hereby permitted, a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings shall be submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

    Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

15. **Pre-Occupation Condition:** Prior to the first occupation or use of the development hereby permitted, an Air Quality Mitigation Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Air Quality Mitigation Scheme shall detail the measures to achieve a minimum environmental damage cost value of £25,435.73 and include (but not be limited to) the measures detailed in the Mitigation Section of the ACCON UK Air Quality Assessment v2 (18th December 2024). 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).

16. **Pre-Occupation Condition:** Prior to the first occupation or use of the development hereby permitted, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority and shall include details to mitigate impacts on air quality as set out in the Council's latest Air Quality and Emissions Reduction Guidance document. The applicant shall use all reasonable endeavours to work with other businesses in the immediate area to co-ordinate the measures within the travel plan. The Travel Plan once approved shall thereafter be implemented as specified within the approved document.

    Reason: To encourage and promote sustainable transport and mitigate the impacts of the development on air quality in accordance with Policies 35, 40 & 41 of the Horsham District Planning Framework (2015).

17. **Pre-Occupation Condition:** Prior to the first occupation or use of the development hereby permitted, full details of the proposed footpath link along the eastern boundary to the existing footbridge as shown on approved Proposed Block Site Plan reference [101 Rev B] shall have been submitted to and approved in writing by the Local Planning Authority. The footpath shall be implemented in accordance with the approved details prior to the first occupation (or use) of any part of the development and maintained as such thereafter.

    Reason: To encourage and promote sustainable travel options to the site, and in the interests of visual amenity in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

18. **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Assessment (Tetra Tech, 784-B033993 P04, received 29/06/2022). No unit 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 unit has been implemented in full. 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 and operated as such at all times thereafter.

    Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

19. **Post-Occupation Condition:** Within 3 months of each occupation of each unit, evidence of the water consumption of the unit occupants shall be submitted to, and have been approved in writing by, the Local Planning Authority, by the unit's landlord or occupants. The evidence shall demonstrate that in combination with all other units sharing the same rainwater harvesting

system, there is sufficient water supply from the rainwater harvesting system to cater for the demand of the units with a minimum of 35 days drought storage capacity. In the event the existing rainwater harvesting system fails to cater for the combined water consumption of the units, details of how suitable rainwater supply and storage will be provided shall be submitted to and be approved in writing by the Local Planning Authority alongside the above evidence, and shall be installed within 1 month of the date of its approval. Ongoing written evidence shall be made available to council officers upon their reasonable request.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

20. **Regulatory Condition:** The approved fire hydrant shall be installed in accordance with drawing ref: 101 Rev B Proposed Block Site Plan and ready for use prior to the first use of the development hereby permitted and 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).

21. **Regulatory condition:** No unit hereby permitted shall be connected to or draw supply from the mains water supply except for emergency purposes in the event of a temporary failure of the rainwater harvesting system. Where a temporary failure has occurred, the occupiers shall immediately undertake the contingency measures set out in the management and maintenance plan agreed under Condition 10 until such time as the system is fully operational. The occupiers of each unit shall keep an ongoing record of all water taken from the mains supply and hold written evidence to explain why it was necessary as an exceptional measure to take water from the mains supply.

    Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

22. **Regulatory Condition:** All works within the development hereby permitted shall be carried out in full accordance with the mitigation and enhancement measures and/or works contained within the Ecological Walkover Report [Tetra Tech, 784-B033054, dated 17 January 2022].

    Reason: To conserve and enhance protected and priority species in accordance with the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981, s40 of the NERC Act 2006, and Policy 31 of the Horsham District Planning Framework (2015).

23. **Regulatory Condition:** No operations or activities, including the operation of plant and machinery and deliveries/dispatches, shall take place in connection with any of the units within the development hereby permitted; except between the hours of 06:00 to 23:00 Mondays to Saturdays, and 07:00-20:00 on Sundays and public holidays.

    Reason: To safeguard the tranquillity of the countryside and amenities of neighbouring properties in accordance with Policies 24, 25, 26 & 33 of the Horsham District Planning Framework (2015).

24. **Regulatory Condition:** No external lighting, other than low level lighting to emergency exits, shall be operated within the development site hereby permitted between the hours of 23:00 to 06:00 hours the following day on Mondays to Fridays, 23:00 to 07:00 hours the following day on Saturdays, and 20:00 to 06:00 hours the following day on Sundays and public holidays.

Reason: To safeguard the ecology and tranquillity of the countryside and amenities of adjacent occupiers in accordance with Policies 24, 25, 26 & 33 of the Horsham District Planning Framework (2015).

25. **Regulatory Condition:** No externally located plant or equipment within the development site hereby permitted shall be installed or operated without the prior written approval of the Local Planning Authority by way of formal application.

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

26. **Regulatory Condition:** Following first occupation of each unit within the development hereby approved, no mezzanine or additional floor levels (other than any already identified on the approved drawings listed in Condition 1) shall be constructed within any unit without express planning consent from the Local Planning Authority first being obtained.

    Reason: To ensure the traffic generation form the site is sustainable having regard the car park facilities within the wider development to ensure no overspill parking into surrounding roads to accord with Policies 40 & 41 of the Horsham District Planning Framework (2015).

27. **Regulatory Condition:** No external storage of any materials or waste shall take place at any time within the development hereby permitted without the prior approval in writing of the Local Planning Authority.

    Reason: To safeguard the amenities of the locality in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

28. **Regulatory Condition:** No works for the implementation of the development hereby permitted 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).

29. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes F, G, H and J of Part 7 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of buildings within the development hereby permitted, without express planning consent from the Local Planning Authority first being obtained.

    Reason: In the interest of visual amenity to protect the rural character of the area in accordance with Policies 25, 26, 27 & 33 of the Horsham District Planning Framework (2015).

30. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), no change of use of the units within the development hereby permitted from the uses granted for that unit by this permission shall take place without express planning consent from the Local Planning Authority first being obtained.

    Reason: To ensure the development remains in employment use in accordance with Policies 7 & 9 of the Horsham District Planning Framework (2015).

31. **Regulatory Condition:** No part of the building or the site shall be designated, equipped or used as a vehicle washing area without the prior written consent of 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), Paragraph 193 of the National Planning Policy Framework (2024),

its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

NOTE TO APPLICANT
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at:
www.planningportal.gov.uk/planning/applications/paperforms

NOTE TO APPLICANT
The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

NOTE TO APPLICANT
A Surface Water Drainage Statement is a site-specific drainage strategy that demonstrates that the drainage scheme proposed is in compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems. An Advice Note and a proforma for the statement can be found using the following link:
https://www.horsham.gov.uk/planning/development-management

NOTE TO APPLICANT
Under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require the Ordinary Watercourse Consent. Ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers. More information is available via this link: https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/dealingwith-flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/#

NOTE TO APPLICANT
If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

NOTE TO APPLICANT
The developer is advises to notify the Fire and Rescue Service once the hydrant is in place and ready for use prior to occupation.

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.

Plans list for: DC/24/1989
(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
Supporting Statement	AIR QUALITY (SUPPORTING	784-B033054	28.07.2022

	INFO)		
Supporting Statement	NOISE (SUPPORTING INFO)	784-B033054	28.07.2022
Section plan	Proposed Site Sections	CHQ.18.15464-PL04E	10.03.2022
Location plan	Location Plan	CHQ.18.15464-PL01C	10.03.2022
Supporting Statement	Flood Risk Assessment and Drainage Strategy	5017397 Rev 1.0	10.03.2022
Supporting Statement	Updated Ecological Walkover Report	784-B033054	10.03.2022
Supporting Statement	Landscape and Visual Impact Appraisal Addendum	DD554	10.03.2022
Supporting Statement	Landscape and Visual Impact Appraisal Addendum Appendix 3	DD554	10.03.2022
Supporting Statement	Energy Statement	5017397	10.03.2022
Supporting Statement	Lighting Assessment	784-A101561-3	10.03.2022
Tree plan	Tree Constraints Plan	Treescene	10.03.2022
Supporting Statement	Tree Survey	Treescene	10.03.2022
Supporting Statement	Transport Technical Note	784-B032970	10.03.2022
Supporting Statement	Noise Assessment	784-B033054	10.03.2022
Supporting Statement	Air Quality Assessment	784-B033054	10.03.2022
Supporting Statement	Water Neutrality Assessment	784-B033993 P04	29.06.2022
Supporting Statement	Specification for an Archaeological Evaluation by Trial Trenching: Land Off Newbridge Road, Billingshurst, West Sussex		13.03.2024
Site plan	Proposed Block Site Plan	101 REV B	23.12.2024
Supporting Docs	Cover Letter	none	23.12.2024
Details plan	Proposed Drainage	D01	24.05.2024
Supporting Statement	Submission to discharge Condition 5 - Drainage	23-030-I&L	24.05.2024
Supporting Statement	PART 1 OF 4Flood Risk Drainage Strategy - Part 1 of 4	5017393-RDG-XX-XX-DOC-C-9950 Part 1 of 4	24.05.2024
Supporting Statement	Flood Risk Drainage Strategy - Part 2 of 4	5017393-RDG-XX-XX-DOC-C-9950 Part 2 of 4	24.05.2024
Supporting Statement	Flood Risk Drainage Strategy - Part 3 of 4	5017393-RDG-XX-XX-DOC-C-9950 Part 3 of 4	24.05.2024
Supporting Statement	Flood Risk Drainage Strategy - Part 4 of 4	5017393-RDG-XX-XX-DOC-C-9950 Part 4 of 4	24.05.2024
Supporting Statement	Flood Risk Technical Note	23-027-GOY	24.05.2024
Supporting Statement	Archaeological Evaluation	AAL 2024051	24.05.2024
Supporting Statement	Submission to discharge Condition	23-030-I&L Part 1	24.05.2024

	7 (1) - Contamination	of 5	
Supporting Statement	Submission to discharge Condition 7 (2) - Contamination	23-030-I&L Part 2 of 5	24.05.2024
Supporting Statement	Submission to discharge Condition 7 (3) - Contamination	23-030-I&L Part 3 of 5	24.05.2024
Supporting Statement	Submission to discharge Condition 7 (4) - Contamination	23-030-I&L Part 4 of 5	24.05.2024
Supporting Statement	Submission to discharge Condition 7 (5) - Contamination	23-030-I&L Part 5 of 5	24.05.2024
Supporting Statement	Submission to discharge Condition 8 (1) - Levels	23-030-I&L Part 1 of 2	24.05.2024
Details plan	Submission to discharge Condition 8 (2) - Levels	23-030-I&L Part 2 of 2	24.05.2024
Supporting Statement	Submission to discharge Condition 9 - Biodiversity Enhancement Strategy	16479_R02_MJ	24.05.2024
Supporting Statement	Submission to discharge Condition 12 - Noise Management Plan	A5083 V2	17.12.2024
Supporting Statement	Air Quality Damage Cost Assessment	A5083 V2	18.12.2024
Supporting Statement	Submission to discharge Condition 15 - Air Quality Technical Note	A5083	24.05.2024
Supporting Statement	Response to EHO comments	none	08.10.2024
Supporting Statement		23-030_001A	15.08.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 05.02.2025

Authorising Officer sign/initial Adrian Smith Date: 12/02/2025