Horsham District Council

Mrs Kerry Dames
Fredrick Adam Ltd
Unit 22
Lymington Farm Industrial Estate
Lymington Bottom Road
Medstead
GU34 5EW

Application Number: DC/23/2090

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

On behalf of: c/o Fredrick Adam Ltd Kerry Dames Simon Patience New Homes

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

Variation of Condition 1,7,8,9, and 10 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.))

Greenacres Hurston Lane Storrington West Sussex

to be carried out in accordance with Application No. DC/23/2090 submitted to the Council on 17/11/2023 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 22/05/2024

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

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Layout plan		MAINTENANCE PLAN NC21.659-P-202 REV A	18.03.2024

Details plan		SOFT LANDSCAPE PLAN NC21.659-P-201 REV G	18.03.2024
Details plan		SOFT LANDSCAPE SPECIFICATION Ref: NC21.659-LSP01A	18.03.2024
Details plan		NC21.659-P-203 Generic tree pit detail with root barrier	18.03.2024
Elevation plan	Proposed (plot 6)	FA-RM21-04-A425D	17.11.2023
Floor plan	Proposed roof (plot 6)	FA-RM21-04-A424D	17.11.2023
Layout plan	EV Charging Points	FA-RM21-04-A430C	17.11.2023
Layout plan	Proposed Cycle Storage	FA-RM21-04-A431C	17.11.2023
Elevation & Floor plan	Pump House roof	FA-RM21-04-A434A	17.11.2023
Block plan	Proposed	FA-RM21-04-A401D	17.11.2023
Site plan		FA-RM21-04-A402G	17.11.2023
Layout plan	Proposed plot 1	FA-RM21-04-A403C	17.11.2023
Floor plan	Proposed plot 1 roof	FA-RM21-04-A404B	17.11.2023
Elevation & Floor plan	Proposed plot 1 garage roof	FA-RM21-04-A406D	17.11.2023
Layout plan	Proposed plot 2	FA-RM21-04-A407C	17.11.2023
Elevation & Floor plan	Proposed plot 2 garage roof	FA-RM21-04-A410C	17.11.2023
Layout plan	Proposed plot 3	FA-RM21-04-A411C	17.11.2023
Floor plan	Proposed plot 3 roof	FA-RM21-04-A412C	17.11.2023
Elevation & Floor plan	Proposed plot 3 garage roof	FA-RM21-04-A414C	17.11.2023
Layout plan	Proposed plot 4	FA-RM21-04-A415C	17.11.2023
Floor plan	Proposed plot 4 roof	FA-RM21-04-A416C	17.11.2023
Elevation plan	Proposed plot 4	FA-RM21-04-A417C	17.11.2023

Elevation & Floor plan	Proposed plot 4 garage roof	FA-RM21-04-A418C	17.11.2023
Layout plan	Proposed Plot 5	FA-RM21-04-A419C	17.11.2023
Floor plan	Proposed plot 5 roof	FA-RM21-04-A420C	17.11.2023
Elevation plan	Proposed plot 5	FA-RM21-04-A421C	17.11.2023
Supporting Statement		NONE	17.11.2023

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

2 Regulatory Condition: The mitigation scheme that demonstrates how the water from the borehole(s) will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), as approved under DISC/23/0176, shall be implemented in full prior to first occupation of any dwelling and shall be retained and maintained 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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

3 Regulatory Condition: The scheme for attenuation measures to mitigate any adverse impacts identified in the acoustic assessment as approved under DISC/23/0177 by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

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

4 Pre-Occupation Condition: No dwelling shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from the tap within the dwelling(s) been a) sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies b) has been analysed by a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification and c) meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent).

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

5 Pre-Occupation Condition: The development hereby approved shall not be occupied/brought into use until a Private Water Supply Management Plan (PWSMP) has been submitted to and approved in writing by the Local Planning Authority. The PWSMP shall include, but not necessarily be limited to, the following information:

i. A Regulation 6 risk assessment risk assessment (or subsequent superseding equivalent), undertaken by a suitably competent and experienced person in accordance with relevant guidance and statutory requirements, before the private water supply is brought into use; and at least once every five years thereafter.

ii. Details of the review of the risk assessment, undertaken in accordance with relevant guidance and statutory requirements, at least every 5 years or such other shorter period as determined by the risk assessment or required by regulation.
iii. Detail on the sampling and testing regime, undertake in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the outcome of the above-mentioned risk-assessment along with detail on how any failure of any samples will be investigated and managed.
iv. Detail on what type of treatment has been installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
v. Detail on the maintenance, servicing and cleaning of the pump, pumphouse, water treatment equipment, tanks, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
vi. Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
viii. A named person for residents to contact (24/7) in an event of a failure or issue with the private water supply;

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

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

6 Pre-Occupation Condition: Prior to the first occupation of any dwelling hereby permitted, provision for the storage of refuse and recycling shall be made for that dwelling in accordance with details which have first been submitted to an approved in writing by the Local Planning Authority. The provision for the storage of refuse and recycling shall thereafter be retained for use at all times.

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

7 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan FARM21-04-A402G Proposed Site Layout Plan. and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. 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).

9 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed in accordance with EV Charging as shown on FA-RM21-04-A430C. The means for charging electric vehicles shall be thereafter retained 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).

10 Pre-Occupation Condition: The landscaping scheme, as indicated on the approved plans (NC21.659-P-202revA, NC21.659-P-201 Rev G, NC21.659-LSP01A, NC21.659-P-203, shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

11 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 borehole. Where a temporary failure has occurred, the occupiers shall immediately undertake the contingency measures set out in the Private Water Supply Management Plan (PWSMP) agreed under condition 2 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), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

12 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 A, B and / or E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the size of the dwellings and outbuildings permitted in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 Regulatory Condition: The garage(s) 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 purposes.
Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

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

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

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

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

Note to Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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