

Miss Emma Sibley
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

**Berkeley Homes Development Site, Worthing Road, Southwater, RH13 9BT
Erection of 94 dwellings with associated access, parking and landscaping at Land West of
Worthing Road (Phase 5), Southwater**

Your application DC/19/2464 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



**Horsham
District
Council**

Miss Emma Sibley
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Application Number: DC/19/2464

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

On behalf of: Berkeley Homes (Southern) Ltd

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:

Erection of 94 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater

Berkeley Homes Development Site, Worthing Road, Southwater, RH13 9BT

to be carried out in accordance with Application No. DC/19/2464 submitted to the Council on 09/12/2019 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 19/06/2026

- 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
Plans	Garages - Sheet 4	S830-INT-P5-XX-DR-K-005-300-004	26.07.2024
Supporting Docs	Garages - Sheet 5	S830-INT-P5-XX-DR-K-005-301-005	26.07.2024
Supporting Docs	Garages - Sheet 6	S830-INT-P5-XX-DR-K-005-302-006	26.07.2024
Supporting Docs	Garages - Sheet 7	S830-INT-P5-XX-DR-K-005-303-007	26.07.2024
Plans	Garages - Sheet 8	S830-INT-P5-XX-DR-K-005-304-008	26.07.2024
Plans	Garages - Sheet 9	S830-INT-P5-XX-DR-K-005-305-009	26.07.2024

Plans	Lighting Overview Plan	SOU-PPC-00-XX-DR-C-0111 Rev P1	26.07.2024
Plans	Location Plan	S835/PH5/LP	09.12.2019
Plans	Masterplan	CLDL-2434-01-01.02 Rev P04	07.05.2025
Plans	Phase 5 Site Layout Character Area Plan	S835/SL/006 Rev A	07.05.2025
Plans	Phase 5 Site Layout	S835/SL/001 Rev E	07.05.2025
Plans	Phase 5 Site Layout Dwelling Distribution	S835/SL/002 Rev A	07.05.2025
Plans	Phase 5 Site Layout Elevational Treatment Plan	S835/SL/004 Rev A	07.05.2025
Plans	Phase 5 Phase 5 Site Layout Hard Surface Material Plan	S835/SL/003 Rev A	07.05.2025
Plans	Phase 5 Proposed Levels Overview	SOU-PPC-00-XX-DR-C-0305 Rev P02	07.05.2025
Plans	Phase 5 Site Layout Tenure Plan	S835/SL/005 Rev A	07.05.2025
Plans	Phase 5 Topographical Survey	SOU-PPC-00-XX-DR-C-0121 Rev P2	26.07.2024
Plans	Planting Proposals	CLDL-2434-05-01.01 Rev P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-05-01.02 Rev P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-05-01.03 Rev P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-05-01.04 Rev P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-05-01.05 Rev P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-05-01.06 Rev P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-05-01.07 Rev P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-05-01.08 Rev P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-05-01.09 Rev P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-05-01.10 Rev P04	07.05.2025
Plans	Planting Proposals - Schedule	CLDL-2434-05-01.11 Rev P04	12.05.2025
Plans	Play Strategy	CLDL-2434-05-03.01 Rev P04	07.05.2025
Plans	Plot 144 Elevations	S830-INT-P5-XX-DR-K-005-137-144	26.07.2024
Plans	Plot 144 Floor Plans	S830-INT-P5-ZZ-DR-K-005-136-144	26.07.2024
Plans	Plot 145 Elevations	S830-INT-P5-XX-DR-K-005-139-145	26.07.2024
Plans	Plot 145 Floor Plans	S830-INT-P5-ZZ-DR-K-005-138-145	26.07.2024
Plans	Plot 146 Elevations	S830-INT-P5-XX-DR-K-005-141-146	26.07.2024
Plans	Plot 146 Floor Plans	S830-INT-P5-ZZ-DR-K-005-140-146	26.07.2024
Plans	Plot 147 Elevations	S830-INT-P5-XX-DR-K-005-143-147	26.07.2024
Plans	Plot 147 Floor Plans	S830-INT-P5-ZZ-DR-K-005-142-147	26.07.2024
Plans	Plot 148 Elevations	S830-INT-P5-XX-DR-K-005-145-148	26.07.2024
Plans	Plot 148 Floor Plans	S830-INT-P5-ZZ-DR-	26.07.2024

		K-005-144-148	
Plans	Plot 149 Elevations	S830-INT-P5-XX-DR-K-005-147-149	26.07.2024
Plans	Plot 149 Floor Plans	S830-INT-P5-ZZ-DR-K-005-146-149	26.07.2024
Plans	Plot 150 Elevations	S830-INT-P5-XX-DR-K-005-149-150	26.07.2024
Plans	Plot 150 Floor Plans	S830-INT-P5-ZZ-DR-K-005-148-150	26.07.2024
Plans	Plot 151 Elevations	S830-INT-P5-XX-DR-K-005-151-151	26.07.2024
Plans	Plot 151 Floor Plans	S830-INT-P5-ZZ-DR-K-005-150-151	26.07.2024
Plans	Plot 152 Elevations	S830-INT-P5-XX-DR-K-005-153-152	18.06.2026
Plans	Plot 152 Floor Plans	S830-INT-P5-ZZ-DR-K-005-152-152	26.07.2024
Plans	Plot 153 Elevations	S830-INT-P5-XX-DR-K-005-155-153	18.06.2026
Plans	Plot 153 Floor Plans	S830-INT-P5-ZZ-DR-K-005-154-153	26.07.2024
Plans	Plot 154 Elevations	S830-INT-P5-XX-DR-K-005-157-154	26.07.2024
Plans	Plot 154 Floor Plans	S830-INT-P5-ZZ-DR-K-005-156-154	26.07.2024
Plans	Plot 155 Elevations	S830-INT-P5-XX-DR-K-005-159-155	26.07.2024
Plans	Plot 155 Floor Plans	S830-INT-P5-ZZ-DR-K-005-158-155	26.07.2024
Plans	Plot 156 Elevations	S830-INT-P5-XX-DR-K-005-161-156	26.07.2024
Plans	Plot 156 Floor Plans	S830-INT-P5-ZZ-DR-K-005-160-156	26.07.2024
Plans	Plot 157 Elevations	S830-INT-P5-XX-DR-K-005-163-157	26.07.2024
Plans	Plot 157 Floor Plans	S830-INT-P5-ZZ-DR-K-005-162-157	26.07.2024
Plans	Plot 158 Elevations	S830-INT-P5-XX-DR-K-005-165-158	26.07.2024
Plans	Plot 158 Floor Plans	S830-INT-P5-ZZ-DR-K-005-164-158	26.07.2024
Plans	Plot 159 Elevations	S830-INT-P5-XX-DR-K-005-167-159	26.07.2024
Plans	Plot 159 Floor Plans	S830-INT-P5-ZZ-DR-K-005-166-159	26.07.2024
Plans	Plot 160 Elevations	S830-INT-P5-XX-DR-K-005-169-160 P02	07.05.2025
Plans	Plot 160 Floor Plans	S830-INT-P5-ZZ-DR-K-005-168-160 P02	07.05.2025
Plans	Plot 161 Elevations	S830-INT-P5-XX-DR-K-005-171-161	26.07.2024
Plans	Plot 161 Floor Plans	S830-INT-P5-ZZ-DR-K-005-170-161	26.07.2024
Plans	Plot 162 Elevations	S830-INT-P5-XX-DR-K-005-173-162	26.07.2024
Plans	Plot 162 Floor Plans	S830-INT-P5-ZZ-DR-K-005-172-162	26.07.2024
Plans	Plot 163 Elevations	S830-INT-P5-XX-DR-K-005-175-163	26.07.2024
Plans	Plot 163 Floor Plans	S830-INT-P5-ZZ-DR-K-005-174-163	26.07.2024

Plans	Plot 164 Elevations	S830-INT-P5-XX-DR-K-005-177-164	26.07.2024
Plans	Plot 164 Floor Plans	S830-INT-P5-ZZ-DR-K-005-176-164	26.07.2024
Plans	Plot 165 Elevations	S830-INT-P5-XX-DR-K-005-179-165	26.07.2024
Plans	Plot 165 Floor Plans	S830-INT-P5-ZZ-DR-K-005-178-165	26.07.2024
Plans	Plot 166 Elevations	S830-INT-P5-XX-DR-K-005-181-166	26.07.2024
Plans	Plot 166 Floor Plans	S830-INT-P5-ZZ-DR-K-005-180-166	26.07.2024
Plans	Plot 167-175 Elevations	S830-INT-P5-XX-DR-K-005-183-167-175	26.07.2024
Plans	Plot 167-175 Floor Plans	S830-INT-P5-ZZ-DR-K-005-182-167-175	26.07.2024
Plans	Plot 168 Elevations	S830-INT-P5-XX-DR-K-005-185-168	26.07.2024
Plans	Plot 168 Floor Plans	S830-INT-P5-ZZ-DR-K-005-184-168	26.07.2024
Plans	Plot 169 Elevations	S830-INT-P5-XX-DR-K-005-187-169	26.07.2024
Plans	Plot 169 Floor Plans	S830-INT-P5-ZZ-DR-K-005-186-169	26.07.2024
Plans	Plot 170 Elevations	S830-INT-P5-XX-DR-K-005-189-170	26.07.2024
Plans	Plot 170 Floor Plans	S830-INT-P5-ZZ-DR-K-005-188-170	26.07.2024
Plans	Plot 171 Elevations	S830-INT-P5-XX-DR-K-005-191-171	26.07.2024
Plans	Plot 171 Floor Plans	S830-INT-P5-ZZ-DR-K-005-190-171	26.07.2024
Plans	Plot 172 Elevations	S830-INT-P5-XX-DR-K-005-193-172	26.07.2024
Plans	Plot 172 Floor Plans	S830-INT-P5-ZZ-DR-K-005-192-172	26.07.2024
Plans	Plot 173 Elevations	S830-INT-P5-XX-DR-K-005-195-173	26.07.2024
Plans	Plot 173 Floor Plans	S830-INT-P5-ZZ-DR-K-005-194-173	26.07.2024
Plans	Plot 174 Elevations	S830-INT-P5-XX-DR-K-005-197-174	26.07.2024
Plans	Plot 174 Floor Plans	S830-INT-P5-ZZ-DR-K-005-196-174	26.07.2024
Plans	Plot 176-177 Elevations	S830-INT-P5-XX-DR-K-005-199-176-177	26.07.2024
Plans	Plot 178-179 First Floor Plan	S830-INT-P5-01-DR-K-005-201-178-179	26.07.2024
Plans	Plot 178-179 Ground Floor Plan	S830-INT-P5-00-DR-K-005-200-178-179	26.07.2024
Plans	Plot 186 Elevations	S830-INT-P5-XX-DR-K-005-208-186	26.07.2024
Plans	Plot 186 Floor Plans	S830-INT-P5-ZZ-DR-K-005-207-186	26.07.2024
Plans	Plot 187 Elevations	S830-INT-P5-XX-DR-K-005-210-187	26.07.2024
Plans	Plot 187 Floor Plans	S830-INT-P5-ZZ-DR-K-005-209-187	26.07.2024
Plans	Plot 188 Elevations	S830-INT-P5-XX-DR-K-005-212-188	26.07.2024

Plans	Plot 188 Floor Plans	S830-INT-P5-ZZ-DR-K-005-211-188	26.07.2024
Plans	Plot 189 Elevations	S830-INT-P5-XX-DR-K-005-214-189	26.07.2024
Plans	Plot 189 Floor Plans	S830-INT-P5-ZZ-DR-K-005-213-189	26.07.2024
Plans	Plot 190 Elevations	S830-INT-P5-XX-DR-K-005-216-190	26.07.2024
Plans	Plot 190 Floor Plans	S830-INT-P5-ZZ-DR-K-005-215-190	26.07.2024
Plans	Plot 191 Elevations	S830-INT-P5-XX-DR-K-005-218-191	26.07.2024
Plans	Plot 191 Floor Plans	S830-INT-P5-ZZ-DR-K-005-217-191	26.07.2024
Plans	Plot 192 Elevations	S830-INT-P5-XX-DR-K-005-220-192	26.07.2024
Plans	Plot 192 Floor Plans	S830-INT-P5-ZZ-DR-K-005-219-192	26.07.2024
Plans	Plot 193 Elevations	S830-INT-P5-XX-DR-K-005-222-193	26.07.2024
Plans	Plot 193 Floor Plans	S830-INT-P5-ZZ-DR-K-005-221-193	26.07.2024
Plans	Plot 194 Elevations	S830-INT-P5-XX-DR-K-005-224-194	26.07.2024
Plans	Plot 194 Floor Plans	S830-INT-P5-ZZ-DR-K-005-223-194	26.07.2024
Plans	Plot 195 Elevations	S830-INT-P5-XX-DR-K-005-226-195	26.07.2024
Plans	Plot 195 Floor Plans	S830-INT-P5-ZZ-DR-K-005-225-195	26.07.2024
Plans	Plot 196 Elevations	S830-INT-P5-XX-DR-K-005-228-196	26.07.2024
Plans	Plot 196 Floor Plans	S830-INT-P5-ZZ-DR-K-005-227-196	26.07.2024
Plans	Plot 197 Elevations	S830-INT-P5-XX-DR-K-005-230-197	26.07.2024
Plans	Plot 197 Floor Plans	S830-INT-P5-ZZ-DR-K-005-229-197	26.07.2024
Plans	Plot 198 Elevations	S830-INT-P5-XX-DR-K-005-232-198	26.07.2024
Plans	Plot 198 Floor Plans	S830-INT-P5-ZZ-DR-K-005-231-198	26.07.2024
Plans	Plot 199 Elevations	S830-INT-P5-XX-DR-K-005-234-199	26.07.2024
Plans	Plot 199 Floor Plans	S830-INT-P5-ZZ-DR-K-005-233-199	26.07.2024
Plans	Plot 200 Elevations	S830-INT-P5-XX-DR-K-005-236-200	26.07.2024
Plans	Plot 200 Floor Plans	S830-INT-P5-ZZ-DR-K-005-235-200	26.07.2024
Plans	Plot 201 Elevations	S830-INT-P5-XX-DR-K-005-238-201	26.07.2024
Plans	Plot 201 Floor Plans	S830-INT-P5-ZZ-DR-K-005-237-201	26.07.2024
Plans	Plot 204 Elevations	S830-INT-P5-XX-DR-K-005-242-204	26.07.2024
Plans	Plot 204 Floor Plans	S830-INT-P5-ZZ-DR-K-005-241-204	26.07.2024
Plans	Plot 205 Elevations	S830-INT-P5-XX-DR-K-005-244-205	26.07.2024
Plans	Plot 205 Floor Plans	S830-INT-P5-ZZ-DR-K-005-243-205	26.07.2024

Plans	Plot 206 Elevations	S830-INT-P5-XX-DR-K-005-246-206	26.07.2024
Plans	Plot 206 Floor Plans	S830-INT-P5-ZZ-DR-K-005-245-206	26.07.2024
Plans	Plot 207 Elevations	S830-INT-P5-XX-DR-K-005-248-207	26.07.2024
Plans	Plot 207 Floor Plans	S830-INT-P5-ZZ-DR-K-005-247-207	26.07.2024
Plans	Plot 208 Elevations	S830-INT-P5-XX-DR-K-005-250-208	26.07.2024
Plans	Plot 208 Floor Plans	S830-INT-P5-ZZ-DR-K-005-249-208	26.07.2024
Plans	Plot 209 Elevations	S830-INT-P5-XX-DR-K-005-252-209	26.07.2024
Plans	Plot 209 Floor Plans	S830-INT-P5-ZZ-DR-K-005-251-209	26.07.2024
Plans	Plot 219 Elevations	S830-INT-P5-XX-DR-K-005-264-219	26.07.2024
Plans	Plot 219 Floor Plans	S830-INT-P5-ZZ-DR-K-005-263-219	26.07.2024
Plans	Plot 223 Elevations	S830-INT-P5-XX-DR-K-005-269-223	26.07.2024
Plans	Plot 223 Floor Plans	S830-INT-P5-ZZ-DR-K-005-268-223	26.07.2024
Plans	Plot 224 Elevations	S830-INT-P5-XX-DR-K-005-271-224	26.07.2024
Plans	Plot 224 Floor Plans	S830-INT-P5-ZZ-DR-K-005-270-224	26.07.2024
Plans	Plot 226 Elevations	S830-INT-P5-XX-DR-K-005-273-226	26.07.2024
Plans	Plot 226 Floor Plans	S830-INT-P5-ZZ-DR-K-005-272-226	26.07.2024
Plans	Plot 227 Elevations	S830-INT-P5-XX-DR-K-005-275-227	26.07.2024
Plans	Plot 227 Floor Plans	S830-INT-P5-ZZ-DR-K-005-274-227	26.07.2024
Plans	Plot 228 Elevations	S830-INT-P5-XX-DR-K-005-278-228	26.07.2024
Plans	Plot 228 Floor Plans	S830-INT-P5-ZZ-DR-K-005-276-228	26.07.2024
Plans	Plot 229 Elevations	S830-INT-P5-XX-DR-K-005-280-229	26.07.2024
Plans	Plot 229 Floor Plans	S830-INT-P5-ZZ-DR-K-005-279-229	26.07.2024
Plans	Plot 230 Elevations	S830-INT-P5-XX-DR-K-005-282-230	26.07.2024
Plans	Plot 230 Floor Plans	S830-INT-P5-ZZ-DR-K-005-281-230	26.07.2024
Plans	Plot 231 Elevations	S830-INT-P5-XX-DR-K-005-284-231	26.07.2024
Plans	Plot 231 Floor Plans	S830-INT-P5-ZZ-DR-K-005-283-231	26.07.2024
Plans	Plot 232 Elevations	S830-INT-P5-XX-DR-K-005-286-232	26.07.2024
Plans	Plot 232 Floor Plans	S830-INT-P5-ZZ-DR-K-005-285-232	26.07.2024
Plans	Plot 233 Elevations	S830-INT-P5-XX-DR-K-005-288-233	26.07.2024
Plans	Plot 233 Floor Plans	S830-INT-P5-ZZ-DR-K-005-287-233	26.07.2024
Plans	Plot 234 Elevations	S830-INT-P5-XX-DR-K-005-290-234	26.07.2024

Plans	Plot 234 Floor Plans	S830-INT-P5-ZZ-DR-K-005-289-234	26.07.2024
Plans	Plot 235 Elevations	S830-INT-P5-XX-DR-K-005-292-235	26.07.2024
Plans	Plot 235 Floor Plans	S830-INT-P5-ZZ-DR-K-005-291-235	26.07.2024
Plans	Plot 236 Elevations	S830-INT-P5-XX-DR-K-005-294-236	26.07.2024
Plans	Plot 236 Floor Plans	S830-INT-P5-ZZ-DR-K-005-293-236	26.07.2024
Plans	Plot 237 Elevations	S830-INT-P5-XX-DR-K-005-296-237	26.07.2024
Plans	Plot 237 Floor Plans	S830-INT-P5-ZZ-DR-K-005-295-237	26.07.2024
Plans	Plots 167-175 Elevations	S830-INT-P5-XX-DR-K-005-183-167-175	26.07.2024
Plans	Plots 176-177 Floor Plans	S830-INT-P5-ZZ-DR-K-005-198-176-177	26.07.2024
Plans	Plots 178-179 Elevations	S830-INT-P5-XX-DR-K-005-202-178-179	26.07.2024
Plans	Plots 178-179 Elevations	S830-INT-P5-XX-DR-K-005-203-178-179	26.07.2024
Plans	Plots 180-181 Elevations	S830-INT-P5-XX-DR-K-005-205-180-181	26.07.2024
Plans	Plots 180-181 Floor Plans	S830-INT-P5-ZZ-DR-K-005-204-180-181	26.07.2024
Plans	Plots 182-185 Elevations	S830-INT-P5-XX-DR-K-005-206-182-185	26.07.2024
Plans	Plots 182-185 Floor Plans	S830-INT-P5-ZZ-DR-K-005-205-182-185	26.07.2024
Plans	Plots 202-203 Elevations	S830-INT-P5-XX-DR-K-005-240-202-203	26.07.2024
Plans	Plots 202-203 Floor Plans	S830-INT-P5-ZZ-DR-K-005-239-202-203	26.07.2024
Plans	Plots 210-225 Elevations	S830-INT-P5-XX-DR-K-005-254-210-225	26.07.2024
Plans	Plots 210-225 Floor Plans	S830-INT-P5-ZZ-DR-K-005-253-210-225	26.07.2024
Plans	Plots 211-212 Elevations	S830-INT-P5-XX-DR-K-005-256-211-212	26.07.2024
Plans	Plots 211-212 Floor Plans	S830-INT-P5-ZZ-DR-K-005-255-211-212	26.07.2024
Plans	Plots 213-214 Elevations	S830-INT-P5-XX-DR-K-005-258-213-214	26.07.2024
Plans	Plots 213-214 Floor Plans	S830-INT-P5-ZZ-DR-K-005-257-213-214	26.07.2024
Plans	Plots 215-216 Elevations	S830-INT-P5-XX-DR-K-005-260-215-216	26.07.2024
Plans	Plots 215-216 Floor Plans	S830-INT-P5-ZZ-DR-K-005-259-215-216	26.07.2024
Plans	Plots 217-218 Elevations	S830-INT-P5-XX-DR-K-005-262-217-218	26.07.2024

Plans	Plots 217-218 Floor Plans	S830-INT-P5-ZZ-DR-K-005-261-217-218	26.07.2024
Plans	Plots 220-222 Elevations	S830-INT-P5-XX-DR-K-005-267-220-222	26.07.2024
Plans	Plots 220-222 First Floor Plan	S830-INT-P5-01-DR-K-005-266-220-222	26.07.2024
Plans	Plots 220-222 Ground Floor Plan	S830-INT-P5-00-DR-K-005-265-220-222	26.07.2024
Plans	S38 Adoptable Area Plan - Phase 5	SOU-PPC-00-XX-DR-C-0109 Rev P2	26.07.2024
Supporting Docs	Site Waste Management Plan	6186 01	09.12.2019
Plans	Swept Paths, Fire Tender - Phase 5	SOU-PPC-00-XX-DR-C-0100 Rev P2	26.07.2024
Plans	Swept Paths, Refuse - Phase 5	SOU-PPC-00-XX-DR-C-0101 Rev P1	26.07.2024
Plans	Tree Protection Plan	BERK21376-03B	26.07.2024
Plans	Tree Survey Plan	BERK21376-01A	09.12.2019
Plans	Typical Soft Details	CLDL-2434-05-02.01 Rev P01	26.07.2024
Supporting Docs	Utility Statement	2019.11.18	09.12.2019
Plans	View 3	S830-INT-P5-XX-DR-K-880-003-003	26.07.2024
Plans	View 4	S830-INT-P5-XX-DR-K-880-004-004	26.07.2024
Supporting Docs	Written Scheme of Investigation for Archaeological Evaluation	180858	09.12.2019

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

- 2 **Regulatory (Time) Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 3 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

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

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

- 4 **Pre-Commencement Condition:** The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

- An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location;
- Details of how residents will be advised of site management contact details and responsibilities
- Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil)
- Details regarding parking or site operatives and visitors, deliveries, and storage;
- The method of access to and from the construction site
- The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc.
- Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination
- Locations and details for the provision of wheel washing facilities and dust suppression facilities
- the anticipated number, frequency and types of vehicles used during construction, and the method of access and routing of vehicles during construction

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan.

- 5 **Pre-commencement Condition:** No development shall take place (including any demolition, ground works, site clearance) until a Biodiversity Method Statement for Protected and Priority species (reptiles and compensation of lost Ecological Mitigation Area) has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the following:

- purpose and objectives for the proposed works;
- detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- extent and location of proposed works shown on appropriate scale maps and plans;
- timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- persons responsible for implementing the works;
- initial aftercare and long-term maintenance (where relevant);
- disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve Protected and Priority species and allow the Local Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham District Neighbourhood Plan and Policy SNP16 of the Southwater Neighbourhood Plan.

- 6 **Pre-commencement Condition:** No development shall take place until an updated Reptile Mitigation Strategy, based on 2024 reptile surveys addressing the mitigation and translocation of reptiles, has been submitted to and approved in writing by the local planning authority. The Reptile Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Neighbourhood Plan and Policy SNP16 of the Southwater Neighbourhood Plan.

- 7 **Pre-Commencement Condition:** No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved, in writing, by the local planning authority.

In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the developer has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the local planning authority. Works shall be carried out in accordance with the approved scheme.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with Policy 34 of the Horsham District Planning Framework (2015) and Policy SNP19 of the Southwater Neighbourhood Plan.

- 8 **Pre-Commencement Condition:** 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 development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan.

- 9 **Pre-Commencement Condition:** No development shall commence 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 submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping, and as the matter is fundamental to protect roots of important existing trees and hedgerows on the site and future trees identified in the approved landscaping strategy in accordance with Policies 25, 32, 33 & 34 of the Horsham District Planning Framework (2015) and draft Policies SNP16 and SNP18 of the Southwater Neighbourhood Plan.

- 10 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials and details used in the construction of the development hereby permitted shall 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 SNP16 of the Southwater Neighbourhood Plan.

- 11 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that all dwellinghouse buildings comply with Building Regulation M4(2).

Reason: As this matter is fundamental to in order to improve the sustainability of the development and to ensure homes are fit for all ages in accordance with Policy 37 of the Horsham District Planning Framework (2015) and Policy SNP9 - Home Standards of the Southwater Neighbourhood Plan.

- 12 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- Purpose and conservation objectives for the proposed enhancement measures;
- detailed designs to achieve stated objectives;
- locations of proposed enhancement and compensation measures by appropriate maps and plans;

- timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- persons responsible for implementing the enhancement measures;
- details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework and Policy SNP16 of the Southwater Neighbourhood Plan.

- 13 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a Landscape and Ecological Management and Maintenance Plan (LEMMP) has been submitted to and be approved in writing by, the local planning authority.

The content of the LEMMP should apply to all hard and soft landscape areas and shall include and shall include the following:

- An Ecological Design Strategy (EDS) addressing the compensation of the recently created ecological mitigation area to the proposed LAP
- Description and evaluation of features to be managed including the native planting palette to be used.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management and long-term design objectives .
- Appropriate management options prescriptions for achieving aims and objectives.
- Prescriptions for management actions, maintenance schedules, and accompanying plan delineating areas of responsibility, including for all communal landscape areas
- Preparation of a maintenance and work schedule and periods (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organisation responsible for timetabled implementation of the plan and management responsibilities and accompanying plan delineating areas of responsibility.
- Ongoing monitoring and remedial measures.

The LEMMP shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent to any variation.

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

In addition, the LEMMP must include compensation for the loss of the H3 Priority hedgerow sections used by foraging and commuting bats.

Reason: To ensure a satisfactory development and nature conservation in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Policies SNP16 and SNP18 of the Southwater Neighbourhood Plan, and to allow the Local Planning Authority to discharge

its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 14 **Pre-occupation condition:** Prior to the first occupation of any part of the development hereby permitted, the following details of hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- Soft and hard landscape written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
 - [If in proximity of Ancient Woodland] Supplier information for plant stock – only locally sourced planting stock should be used and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock
 - Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
 - A general arrangement and soft and hard landscape details of the play areas.
 - Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification
 - Redesign of northern bund to make less uniform and more natural and demonstration of the viewing corridor towards the South Downs National Park can still be retained with southern bunds.
 - Ensure Public Right of Way Footpath 1652 surfaced as advised under planning approval of discharge of condition reference: DISC/23/0073.

The approved hard and soft landscaping scheme, including all planting and seeding plans and schedule specifying plant numbers, sizes, densities and species, 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 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 sympathetic to the character of the surroundings, satisfactory open space provision for future occupants, and landscape buffers to protect and conserve the countryside character, including Shaws Lane, the setting of neighbouring heritage assets, and help achieve safe and secure development, in accordance with Policies 25, 32, 33 & 34 of the Horsham District Planning Framework and Policies SNP12, SNP16 and SNP18 of the Southwater Neighbourhood Plan.

- 15 **Pre-Occupation Condition:** Prior to the first occupation (or use) of each phase of the development hereby permitted, a verification report demonstrating that the SuDS drainage system for that phase 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) and Policy SNP16 of the Southwater Neighbourhood Plan.

- 16 **Pre-Occupation Condition:** Prior to first occupation (or use) of the development hereby permitted, a detailed exterior lighting scheme shall be submitted to and approved in writing by

the Local Planning Authority, in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and in consultation with a suitably qualified ecological consultant with the scheme as shown in Appendix 1 - Proposed Lighting Layout (Ecological Assessment (Derek Finnie Associates, November 2019) to avoid disturbance to foraging/commuting bats.

The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to safeguard the amenities of the site and surrounds in accordance with Policies 31, and 33 of the Horsham District Planning Framework (2015) and Policies SNP16 of the Southwater Neighbourhood Plan.

- 17 **Pre-Occupation Condition:** Pre-Occupation Condition: No dwelling shall be first occupied until an updated Air Quality Assessment and Mitigation plan has been submitted to and approved in writing by the Local Planning Authority. The air quality mitigation plan should contain measures equal in value to the calculated environmental damage cost of £31,240 and include (but not be limited to) the measures detailed in Chapter '6.0 Mitigation' of REF: 6186/JPM Issue Status: 04 AIR QUALITY ASSESSMENT June 2024 by Stuart Michael Associates Limited.

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) and Policy SNP15 of the Southwater Neighbourhood Plan.

- 18 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015) and Policy SNP22 of the Southwater Neighbourhood Plan.

- 19 **Pre-Occupation Condition:** No dwelling shall be first occupied until all vehicular, cycle and pedestrian access from the site has been designed, laid out and constructed in accordance with the plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety and in accordance with policy 40 of the Horsham District Local Development Framework and Policies SNP13, SNP14 and SNP15 of the Southwater Neighbourhood Plan.

- 20 **Pre-Occupation Condition:** No dwelling shall be first occupied until the car parking serving the development has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in the interests of road safety and in accordance with Policies 40 and 41 of the Horsham District Planning Framework and Policy SNP14 of the Southwater Neighbourhood Plan.

- 21 **Pre-Occupation Condition:** No dwelling hereby approved shall be first occupied until details of facilities for the covered and secure storage of cycles have been approved in writing by the Local Planning Authority and the approved storage facilities made available for use within the site. Once brought into use the cycle storage areas shall be retained at all times for their designated purpose.

Reason: To ensure that adequate storage space is available for cycles to promote the use of sustainable modes of transport, in the interests of highway safety and the visual amenity of the scheme in accordance with Policies 32, 33, 40 & 41 of the Horsham District Planning Framework and Policy SNP13 of the Southwater Neighbourhood Plan.

- 22 **Pre-Occupation Condition:** No dwelling hereby approved shall be first occupied (unless and until provision for the storage of refuse/recycling has been made available for use for that dwelling in accordance with details approved in writing by the Local Planning Authority. Once brought into use the refuse/recycling storage areas shall be retained for the storage of refuse/recycling containers only and not used for any other purpose.

Reason: To ensure that adequate storage space is available for refuse/recycling containers in the interests of highway safety and the visual amenity of the scheme in accordance with Policies 32, 33, 40 & 41 of the Horsham District Planning Framework and Policies SNP9, SNP10, and SNP16 of the Southwater Neighbourhood Plan.

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

Reason: In accordance with fire and safety regulations in accordance with Policies 33 and 39 of the Horsham District Planning Framework (2015).

- 24 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. 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.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policies SNP4 and SNP13 of the Southwater Neighbourhood Plan.

- 25 **Pre-Occupation Condition:** No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in strict accordance with the approved detailed, and shall thereafter be maintained as such, unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework and Policy SNP4 of the Southwater Neighbourhood Plan

- 26 **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).

- 27 **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) and Policy SNP16 of the Southwater Neighbourhood Plan.

- 28 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the updated Ecological Assessment Report Ref: DFA24061V3 (Derek Finnie Associates, June 2024), Ecology Update (Derek Finnie, July 2022) and the Ecological Assessment (Derek Finnie Associates, November 2019) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance Protected and Priority species and allow the Local Planning Authority to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework and Policy SNP16 of the Southwater Neighbourhood Plan.

- 29 **Regulatory Condition:** The existing public right of way across the site shall remain available for public use in accordance plans and details to be submitted to the Local Planning Authority for approval.

Reason: To safeguard the rights of the public and in accordance with policy 40 of the Horsham District Local Development Framework and Policy SNP13 of the Southwater Neighbourhood Plan.

- 30 **Regulatory Condition:** All works shall be executed in full accordance with the approved:
- BERK21376aia-ams REV B 28/06/2024 ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT by ACD Environmental LAND WEST OF WORTHING ROAD PHASE 5
 - BERK21376-03B TREE PROTECTION PLAN

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and Policies SNP16 and SNP18 of the Southwater Neighbourhood Plan.

- 31 **Regulatory Condition:** The finished floor levels and external ground levels of the development shall be completed in accordance with drawing SOU-PPC-OO-XX-DRC-C-0305 REV P2 unless otherwise agreed in writing by the Local Planning Authority in writing.

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) and Policy SNP17 of the Southwater Neighbourhood Plan.

- 32 **Regulatory Condition:** 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.

Reason: 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).

- 33 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any building hereby approved which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to safeguard the character and visual amenity of the locality and/or highway safety in accordance with Policy 33 of the Horsham District Local Development Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan.

- 34 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no development falling within Class B of Part 1 of Schedule 2 of the order shall be constructed on the dwellinghouses hereby permitted without express planning permission from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and to protect the amenities of adjoining residential properties from loss of privacy in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan.

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.

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.

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>.