Horsham District Council

Ms Laura Black
SLR Consulting
Mountbatten House
1 Grosvenor Square
Southampton
SO15 2JU

Application Number: DC/24/0205

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

On behalf of: Senior Living (Broadbridge Heath) Ltd

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify their APPROVAL of the following application comprising:

Reserved matters application pursuant to condition 5 of outline planning permission DC/19/1897 for the provision of phases 2 and 3 of Land at Wellcross Farm to provide a continuing care retirement community with 94 units of accommodation (C2), with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply.

Phases 2 and 3, Land at Wellcross Farm, Broadbridge Heath

to be carried out in accordance with Application No. DC/24/0205 submitted to the Council on 06/02/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 26/07/2024

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
Supporting Docs	PLANNING STATEMENT REV A by SLR Consulting Limited SLR Project No.: 433.000040.00001 Dated 31 January 2024 Land at Wellcross Farm, Broadbridge Heath Phases 2 and 3 Senior Living (Broadbridge Heath) Ltd		06.02.2024

Plans	AFFORABLE/SHARED OWNERSHIP LOCATION PLAN BLOCK 6	2771-URB-B6-ZZ-DR-A-208160 REV P00a	06.02.2024
Plans	BLOCK 06 ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-B6-ZZ-DR-A-208250 REV P00	06.02.2024
Supporting Docs	DESIGN AND ACCESS STATEMENT: 2771-URB-ZZ-XX-DAA-2A3751_P00 dated February 2024		28.02.2024
Plans	BLOCK 07 GA PLANS & ELEVATIONS AS PROPOSED	2771-URB-B7-ZZ-DR-A-208150 REV P01	06.02.2024
Plans	AFFORDABLE/SHARED OWNERSHIP LOCATION PLAN BLOCK 7	2771-URB-B7-ZZ-DR-A-208160 REV P00a	06.02.2024
Plans	BLOCK 07 ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-B7-ZZ-DR-A-208250 REV P00	06.02.2024
Plans	BLOCK 08 GROUND & FIRST FLOOR PLANS AS PROPOSED	2771-URB-B8-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	BLOCK 08 ROOF PLAN AS PROPOSED	2771-URB-B8-ZZ-DR-A-208151 REV P01	06.02.2024
Plans	BLOCK 08 ELEVATIONS AND SECTIONS AS PROPOSED (1 OF 2)	2771-URB-B8-ZZ-DR-A-208250 REV P00	06.02.2024
Plans	BLOCK 08 ELEVATIONS AND SECTIONS AS PROPOSED (2 OF 2)	2771-URB-B8-ZZ-DR-A-208251 REV P00	06.02.2024
Plans	BLOCK 09 GA & ROOF PLANS AS PROPOSED	2771-URB-B9-ZZ-DR-A-208150 REV P01	06.02.2024
Plans	BLOCK 9 ELEVATIONS AND SECTIONS AS PROPOSED	2771-URB-B9-ZZ-DR-A-208250 REV P00	06.02.2024
Plans	BLOCK 10 GA & ROOF PLANS AS PROPOSED	2771-URB-B10-ZZ-DR-A-208150 REV P01	06.02.2024
Plans	BLOCK 10 ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-B10-ZZ-DR-A-208250 REV P00	06.02.2024
Plans	BLOCK 11 GROUND FLOOR AND FIRST FLOOR PLANS AS PROPOSED	2771-URB-B11-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	BLOCK 11 ROOF PLAN AS PROPOSED	2771-URB-B11-ZZ-DR-A-208151 REV XXb	06.02.2024
Plans	BLOCK 11 ELEVATIONS & SECTIONS (1 OF 2) AS	2771-URB-B11-ZZ-DR-A-208250 REV	06.02.2024

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Plans	BLOCK 11 ELEVATIONS & SECTIONS (2 OF 2) AS PROPOSED	2771-URB-B11-ZZ-DR-A-208251 REV P00	06.02.2024
Plans	BLOCK 12 GA & ROOF PLANS AS PROPOSED	2771-URB-B12-ZZ-DR-A-208150 REV P01	06.02.2024
Plans	BLOCK 12 ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-B12-ZZ-DR-A-208250 REV P00	06.02.2024
Plans	BLOCK 13 GA & ROOF PLAN AS PROPOSED	2771-URB-B13-ZZ-DR-A-208150 REV P01	06.02.2024
Plans	AFFORDABLE/SHARED OWNERSHIP LOCATION PLAN BLOCK 13	2771-URB-B13-ZZ-DR-A-208160 REV P00a	06.02.2024
Plans	BLOCK 13 ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-B13-ZZ-DR-A-208250 REV P00	06.02.2024
Plans	BLOCK 14 GA & ROOF PLANS AS PROPOSED	2771-URB-B14-ZZ-DR-A-208150 REV P01	06.02.2024
Plans	AFFORDABLE/SHARED OWNERSHIP LOCATION PLAN BLOCK 14	2771-URB-B14-ZZ-DR-A-208160 REV P00a	06.02.2024
Plans	BLOCK 14 ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-B14-ZZ-DR-A-208250 REV P00	06.02.2024
Plans	SITE BLOCK PLAN AS EXISTING	2771-URB-BH-XX-DR-A-208100 REV P01a	06.02.2024
Plans	SITE BLOCK PLAN AS PROPOSED	2771-URB-BH-XX-DR-A-208150 REV P03b	06.02.2024
Plans	SITE LOCATION PLAN	2771-URB-BH-XX-DR-A-208900 PH2/3 REV P01b	06.02.2024
Plans	PHASING PLAN AS PROPOSED	2771-URB-BH-XX-DR-A-208910 REV P01c	06.02.2024
Plans	BIN STORE - TYPE 2 PLANS & ELEVATIONS AS PROPOSED	2771-URB-BS2-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	BIN STORE - PHASE 2 COMMUNITY BIN PLANS & ELEVATIONS AS PROPOSED	2771-URB-BS7-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	BIN STORE - PHASE3 COMMUNITY BIN PLANS & ELEVATIONS AS PROPOSED	2771-URB-BS8-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	CYCLE STORE - TYPE 1 PLANS & ELEVATIONS AS PROPOSED	2771-URB-CS1-ZZ-DR-A-208150	06.02.2024

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Plans	CYCLE STORE - TYPE 2 PLANS & ELEVATIONS AS PROPOSED	2771-URB-CS2-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	COTTAGE S2 PLANS, ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-S2-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	COTTAGE S3 TYPE 1 PLANS, ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-S3-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	COTTAGE S3 TYPE 2 PLANS, ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-S3-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	COTTAGE S3 TYPE 3 PLANS, ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-S3-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	COTTAGE S4 TYPE 1 PLAN, ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-S4-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	COTTAGE S4 TYPE 2 PLAN, ELEVATIONS & SECTIONS AS PROPOSED	2771-URB-S4-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	VEHICLE SWEPT PATH ANALYSIS PHASE 2 AND 3 - FIRE TENDER	13808-T-13 REV P1	06.02.2024
Plans	VEHICLE SWEPT PATH ANALYSIS PHASE 2 AND 3 - BOX VAN	13808-T-14 REV P1	06.02.2024
Plans	VEHICLE SWEPT PATH ANALYSIS PHASE 2 AND 3 ESTATE CAR	13808-T-15 REV P1	06.02.2024
Plans	BIN STORE - TYPE 1 PLANS & ELEVATIONS AS PROPOSED	2771-URB-BS1-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	BLOCK 4 GA & ROOF PLANS AS PROPOSED	2771-URB-B4-ZZ-DR-A-208150 REV P01	06.02.2024
Plans	BLOCK 05 GROUND & FIRST FLOOR PLANS AS PROPOSED	2771-URB-B05-ZZ-DR-A-208150 REV P00	06.02.2024
Plans	BLOCK 05 ROOF PLAN AS PROPOSED	2771-URB-B05-ZZ-DR-A-208151 REV P01	06.02.2024
Plans	AFFORDABLE/SHARED OWNERSHIP LOCATION PLAN BLOCK 5	2771-URB-B5-ZZ-DR-A-208160 REV P00a	06.02.2024
Plans	BLOCK 05 ELEVATIONS & SECTIONS AS PROPOSED (1 OF 2)	2771-URB-B05-ZZ-DR-A-208250 REV P00	06.02.2024
Plans	BLOCK 5 ELEVATIONS & SECTIONS AS PROPOSED (2 OF	2771-URB-B05-ZZ-DR-A-208251 REV	06.02.2024

	2)	P00	
Plans	BLOCK 6 GA & ROOF PLANS AS PROPOSED	2771-URB-B6-ZZ-DR-A-208150 REV P01	06.02.2024
Supporting Docs	Reptile Mitigation Strategy 24 June 2022 by Applied Ecology Ltd		04.07.2024
Supporting Docs	Construction Environmental Management Plan (CEMP Biodiversity) Version 2.0 Date 24 June 2022 by Applied Ecology Ltd		04.07.2024
Supporting Docs	RESERVED MATTERS PHASES 2 AND 3 DRAINAGE TECHNICAL NOTE Issue 1 Status Final Date 13.05.24 by Ridge. Land at Wellcross Farm, Broadbridge Heath May 2024 Report Reference: 5016747-RDG-00-ZZ-RP-C-0007		29.05.2024
Supporting Docs	Email by SLR Consulting Limited dated 30 April 2024: Response to Council's consultant Ecologist comments 16th April 2024		30.04.2024
Supporting Docs	Email by SLR Consulting Limited dated 23 April 2024: Response from York Aviation		23.04.2024
Supporting Docs	OPERATIONAL COST OF BOREHOLES/EQUIPMENT		09.04.2024
Supporting Docs	REVERSE OSMOSIS UNITS SERIES UO 430-6000 ND		09.04.2024
Supporting Docs	ASSESSMENT REPORT OF DATA SUBMITTED By Nicholls Project name: Wellcross Farm (BH1422/AL066) Date Submitted: 14th June 2023		09.04.2024
Supporting Docs	Response to ENVIRONMENTAL HEALTH AND LICENSING COMMENTS		09.04.2024
Supporting Docs	RO REPORT by Nicholls Project name: Wellcross Farm (BH1422/AL066) Date submitted: 15.08.23		09.04.2024
Supporting Docs	BOREHOLE PROGNOSIS REPORT Borehole Feasibility Assessment Dec 2022 by Nicholls/WSP Report Reference: 62241301 / 001 / R248 Version: D Issue Date: December 2022		09.04.2024
Supporting Docs	WATER NEUTRALITY REPORT by Nicholls 12th December 2022 Design & Maintenance Supporting Detail Senior Living (Broadbridge Heath) Limited - Land at Wellcross Farm, Broadbridge Heath		09.04.2024

Supporting Docs	5016747:Land at Wellcross Farm, Broadbridge Heath Reserved Matters Phases 2 and 3 Drainage Technical Note Appendix E by Ridge		04.04.2024
Supporting Docs	5016747:Land at Wellcross Farm, Broadbridge Heath Reserved Matters Phases 2 and 3 Drainage Technical Note Appendix E continued by Ridge		04.04.2024
Supporting Docs	5016747:Land at Wellcross Farm, Broadbridge Heath Reserved Matters Phases 2 and 3 Drainage Technical Note Appendix E continued (2) by Ridge		04.04.2024
Supporting Docs	5016747:Land at Wellcross Farm, Broadbridge Heath Reserved Matters Phases 2 and 3 Drainage Technical Note Appendix B, C, D by Ridge		26.03.2024
Supporting Docs	York Aviation Inspired Villages Proposed Continuing Care Retirement Community - Broadbridge Heath - Phase 2/3		14.03.2024
Supporting Docs	BIODIVERSITY NET GAIN ASSESSMENT by Ecology Solutions Limited 10859: Broadbridge Heath		06.02.2024
Supporting Docs	NOISE ASSESSMENT Status S2 Date 29/01/2024 Issue Number P05 by Hydrock Consultants Limited Doc Ref 23421-HYD-ZZ-XX-RP-Y-1001-P05 Project no. 23421		06.02.2024
Supporting Docs	WATER NEUTRALITY REPORT REV No: V4 By QuantumCE Ref: 5782030/TG Date: 01 FEBRUARY, 2024		06.02.2024
Supporting Docs	Condition 18 BIODIVERSITY MITIGATION AND ENHANCEMENT STATEMENT Version 1.0 Date 31/01/2024 Final by Applied Ecology Ltd Title: Land at Wellcross Farm, Broadbridge Heath Project number: AEL1841		06.02.2024
Supporting Docs	ECOLOGY Update by Applied Ecology Ltd Date 29 January 2024 Land at Wellcross Farm, Broadbridge Heath		06.02.2024
Supporting Docs	EXTERNAL LIGHTING ASSESMENT REV A by Environmental Services Design Limited Project No: EJ1163 Date: January 2024 PROPOSED		06.02.2024

	CONTINUING CARE RETIREMENT COMMUNITY BROADBRIDGE HEATH PHASES 2 and 3		
Supporting Docs	ENERGY STATEMENT REV A by Environmental Services Design Limited Project No: EJ1163 Date: January 2024 PROPOSED CONTINUING CARE RETIREMENT COMMUNITY BROADBRIDGE HEATH PHASES 2 and 3		06.02.2024
Supporting Docs	Statement of COMMUNITY INVOLVEMENT by Meeting Place January 2024 Land at Wellcross Farm, Five Oaks Road, Broadbridge Heath Senior Living (Broadbridge Heath) Ltd		06.02.2024
Supporting Docs	TRANSPORT TECHNICAL NOTE by DHA Planning Ltd JOB REF. CLIENT PL/TV/32280 Senior Living (Broadbridge Heath) Ltd SITE Land at Wellcross Farm, Broadbridge Heath, Horsham		06.02.2024

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

2 **Pre-Commencement Condition**: No development shall take place (except for the S278 works), including any works of demolition, until a revised Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CMP shall be implemented and adhered to throughout the entire construction period unless otherwise agreed to and approved in writing by the Local Planning Authority. The CMP shall provide details as appropriate but not necessarily be restricted to the following matters:

- The anticipated number, frequency and types of vehicles used during construction,
- The parking of vehicles by site operatives and visitors,
- The loading and unloading of plant, materials and waste,
- The storage of plant and materials used in construction of the development,
- The erection and maintenance of security hoarding,
- The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders, if required),
- Hours of works,
- A site compound plan,
- Details of public engagement both prior to and during construction works,
- Noise and dust mitigation, including vibration from any groundworks

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).

3 **Pre-Commencement Condition**: No development shall commence (except for the S278 works) until a mitigation scheme, undertaken by a suitably qualified and competent consultant, has been submitted to and been approved in writing by the Local Planning Authority 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). The mitigation scheme shall implement the recommendations detailed in the Membrane Consultancy Associated Ltd 'Review of a Water Source Proposal for Wellcross Farm Borehole' dated 17.10.23, including silica analysis of the groundwater, and shall ensure that the components of the proposed treatment system are compliant with Regulation 31 of The Water Supply (Water Quality) Regulations 2016 (or subsequent superseding equivalent) and Water Regulations Approval Scheme (or subsequent superseding equivalent). The mitigation scheme shall be implemented in full prior to first occupation of any part of the development and shall be retained and maintained at all times thereafter unless an alternative public water supply is subsequently provided that is deemed to be water neutral.

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

4 **Pre-Commencement Condition**: No development shall commence (except for the S278 works) 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. Detail on the sampling and testing regime, undertake in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), with detail on how any failure of any samples will be investigated and managed.
ii. Confirmation that a Regulation 6 risk assessment (or subsequent superseding equivalent), undertaken by a suitably competent and experienced person in accordance with relevant guidance and statutory requirements, shall be undertaken before the private water supply is brought into use and at least once every five years thereafter with the findings of the risk assessment submitted to the LPA.
iii. 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 use.
iv. Full specifications and details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
v. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, maintenance and for making these records available to Local Authority officers when reasonably requested.

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), National Planning Policy Framework, 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-Commencement Condition**: No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

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).

6 **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 used in the construction of the development hereby permitted shall conform to those approved. The schedule shall be informed by the approved plans and DESIGN AND ACCESS STATEMENT: 2771-URB-ZZ-XX-DAA-2A3751_P00 dated February 2024.

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).

7 **Pre-Commencement Condition**: No development associated with the underground services 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 in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Pre-occupation Condition**: No part of the development hereby approved shall be occupied/brought into use until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from an appropriate number of taps within the development has 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), National Planning Policy Framework, its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

9 **Pre-occupation Condition**: No part of the development hereby approved shall be occupied/brought into use until a risk assessment compliant with regulation 6 the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent) undertaken by a suitably competent and experienced person has been 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), National Planning Policy Framework, its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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 the following hard and

soft landscaping details for that phase are submitted to and approved in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

i. Details of existing and proposed levels for all external earthworks associated with the landscape proposals (including SuDS, play areas, etc). Such details to include cross sections where necessary.
ii. Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
iii. Tree pit and staking/underground guying details.
iv. A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
v. Hard surfacing materials - layout, colour, size, texture, coursing, levels
vi. Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
vii. Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns
viii. Clarity on details to proposal for area adjacent to moveable planter garden (originally indicated as a 'Productive Garden').
ix. Review of planting to larger bin stores for Phase 2 and 3 to provide additional screening
x. Updated planting scheme to show agreed sizes of new trees on principle access routes (at 30-35cm girth and street trees at 20-25cm girth (as agreed to planning permission DC/22/1503)
xi. Clarity/amendment as necessary to planting schedule stating GT2 Meadow Mixture for Sandy Soils but proposed EM4 is recommended for high clay soils
xii. Notwithstanding Conditions 7 and 21 imposed on this decision notice, clarity/amendment as necessary to resolve conflicts between underground servicing and tree planting, in particular drainage routing.

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 **Pre-occupation Condition**: No part of each phase of the development hereby permitted shall be first occupied until all hard and soft landscaping works for each phase as agreed under condition 10 of this decision notice have been fully implemented within the first planting season following the first occupation of any part of the development, the approved landscaping scheme shall be fully implemented in accordance with the details approved pursuant to condition no. 10. 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. The landscape areas shall thereafter be managed and maintained in accordance with the details approved pursuant to condition no. 10 unless otherwise agreed to in writing by the Local Planning Authority.

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).

12 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling unit hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

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

13 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling (or use) in accordance with the approved drawing listed in condition 1 of this permission. These facilities shall thereafter be retained for use at all times.

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

14 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 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 Policy 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition**: The development hereby permitted and foul drainage strategy shall be implemented in accordance with the RESERVED MATTERS PHASES 2 AND 3 DRAINAGE TECHNICAL NOTE Issue 2 Status Final Date 20.05.24 by Ridge. Land at Wellcross Farm, Broadbridge Heath May 2024 Report Reference: 5016747-RDG-00-ZZ-RP-C-0007.

Reason: 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).

16 **Regulatory Condition**: The development hereby permitted shall be implemented in accordance with EXTERNAL LIGHTING ASSESMENT REV A by Environmental Services Design Limited Project No: EJ1163 Date: January 2024 PROPOSED CONTINUING CARE RETIREMENT COMMUNITY BROADBRIDGE HEATH PHASES 2 and 3. 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 written approval from the local planning authority.

Reason: 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).

17 **Regulatory Condition**: The development hereby permitted shall be implemented in accordance with BIODIVERSITY MITIGATION AND ENHANCEMENT STATEMENT Version 1.0 Date 31/01/2024 Final by Applied Ecology Ltd Title: Land at Wellcross Farm, Broadbridge Heath Project number: AEL1841 and SITE Wide LANDSCAPE MAINTENANCE AND MANAGEMENT SPECIFICATION - REV PL04 January 2024 b Fabrik D2951-FAB-00-XX-SP-L-0003 - Maintenance and Management Specification Land at Wellcross Farm unless otherwise superseded by equivalent information submitted under condition no. 10. The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless otherwise agreed to in writing by the Local Planning Authority.

Reason: 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).

18 **Regulatory Condition**: The development hereby permitted shall be implemented in accordance with the REPTILE MITIGATION STRATEGY by Applied Ecology Ltd 24 June 2022 and all features shall be retained in that manner thereafter.

Reason: 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).

19 **Regulatory Condition**: The development hereby permitted shall be implemented in accordance with the CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP BIODIVERSITY) Project Number AEL1841 v2.0 Final 24 June 2022 by Applied Ecology Ltd. The approved CEMP(s) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: 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).

20 **Regulatory Condition**: The development and or preliminary groundworks shall be implemented in accordance with the programme of archaeological works approved under planning reference DISC/22/0260 and DISC/23/0057 and DISC/23/0132.

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).

21 **Regulatory Condition**: The development hereby approved shall be completed to the mitigation measures and design requirements set out in the submitted NOISE ASSESSMENT Status S2 Date 29/01/2024 Issue Number P05 by Hydrock Consultants Limited Doc Ref 23421-HYD-ZZ-XX-RP-Y-1001-P05 Project no. 23421, including all apartments in phases 2 and 3 will be fitted with a Mechanical Ventilation with Heat Recovery (MVHR) system and the glazing will be installed as per Table 7 of the above-mentioned report - 'Required Window/Glazing Acoustic Performance'. The approved sound attenuation works shall be completed before the dwellings/units are occupied and be retained thereafter.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

22 **Regulatory Condition**: The development hereby approved shall be completed in accordance with the surface water drainage scheme set out in the submitted RESERVED MATTERS PHASES 2 AND 3 DRAINAGE TECHNICAL NOTE and Issue 2 Status Final Date 20.05.24 by Ridge. Land at Wellcross Farm, Broadbridge Heath May 2024 Report Reference: 5016747-RDG-00-ZZ-RP-C-0007. The surface water drainage scheme for each phase shall subsequently be implemented prior to first occupation of that phase 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).

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.