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CH1264/ PLANNING STATEMENT FOR APPROVAL OF DETAILS RESERVED BY CONDITION TO DC/23/1937
LAND TO REAR OF 1 DOWNS VIEW TERRACE STAPLES BARN LANE HENFIELD

This is an application for Approval of Details Reserved by Condition to discharge the pre-commencement Conditions 3 and 4 of the planning approval DC/23/1937.

Condition 3 – Pre-commencement Condition
No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plants and stacks of material, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason; To avoid undue congestion of the site and consequent obstuction to access.

Item – Construction Phase Plan documents including site set up plans and health and safety procedures.

Condition 4 - Pre-commencement (Slab level) Condition
No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality statement have been submitted to and approved by the Local Planning Authority.

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

Information – Water neutrality statement requires reduction in water usage in existing house on site and reduction below optimal building regulation standards for new house to ensure that it is water neutral. To do this it recommends fitting existing house fixtures with efficient products to reduce water usage including restricted flow to taps and low flush toilets and new fittings consumption in new house to be optimal water efficiency. The introduction of a rainwater harvesting system for use to provide water to the wc and washing machine of the new house is included in this.

Items- Submitted with this application are details of the rainwater harvesting system to be used and the miniflo dual flush toilet cisterns and flow regulators for the existing fittings.