Horsham District Council

Mr James Fitz- Costa
Churchill Retirement Living
Churchill House
6 Chertsey Rd
Byfleet
Surrey
KT14 7AG

| | |
|---|---|
| Our ref: | DISC/25/0003 |
| Your ref: | Southwater - COND 11, 12, 13,14,15,17 & 19 |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215162 |
| If Calling Please ask for: | Jason Hawkes |
| Date: | 14th March 2025 |

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)**
**Town and Country Planning (Development Management Procedure England) Order 2015**

**Approval of details reserved by conditions 11, 12, 13, 14, 15, 17 and 19 to approved application DC/22/0096.**

**Roundstone Park, Worthing Road, Southwater, West Sussex**

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

11. **Pre-Occupation Condition**: The development hereby permitted shall not be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. 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 LPA 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 Policy 31 of the Horsham Development Framework.

**Date of approval - 14th March 2025**

12. **Pre-Occupation Condition**: The development hereby permitted shall not be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policies 40 and 41 of the Horsham District Planning Framework.

**Date of approval - 14th March 2025**

13. **Pre-Occupation Condition**: The development hereby permitted shall not be occupied until provision for the storage of refuse/recycling bins has been made within the site in accordance with details to be submitted to and approved in writing by the local planning authority and retained as such thereafter.

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

**Date of approval - 14th March 2025**

14. **Pre-Occupation Condition**: The development hereby permitted shall not be occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details of the types and locations has been submitted to and approved by the Local Planning Authority. The approved details shall be provided and retained at all times for their designated purpose.

Reason: To provide EV charging points to support the use of electric vehicles in accordance with national sustainable transport policies and to mitigate the impact of the development on air quality within the District in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

**Date of approval - 14th March 2025**

15. **Pre-Occupation Condition**: The development hereby permitted shall not be occupied until as a Travel Information Pack for all new occupants of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage and promote sustainable transport in accordance with Policy 40 of the Horsham District Planning Framework (2015).

**Date of approval - 14th March 2025**

17. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been 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).

**Date of approval - 14th March 2025**

19. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until 1 no. fire hydrant 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 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).

**Date of approval - 14th March 2025**

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Plans | Refuse Store | CRL: 20083SW: 703 | 07.01.2025 |
| Plans | External Lighting and EV Charging | CRL: 20083SW: 704 | 07.01.2025 |
| Supporting Statement | Charmans Lodge Information Leaflet | NONE | 07.01.2025 |
| Plans | Fire Strategy | CRL: 20079SW: 601 REV A | 07.01.2025 |
| Plans | Proposed Broadband | CRL: 20083SW: 701 | 07.01.2025 |
| Plans | Cycle Store | CRL: 20083SW: 702 | 07.01.2025 |
| Plans | Cottages Refuse & Cycle Storage | CRL:20079SW:707 | 20.02.2025 |
| Supporting Statement | Charmans Amenities & Leisure Information Pack | NONE | 20.02.2025 |

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control