Horsham District Council

Lombaard
Purple Pepper Partnership Ltd
Dalnton House
60 Windsor Avenue
Wimbledon
London
SW192RR

Our ref:	DISC/24/0244
Your ref:	Ransoms DC/22/1059 Cond 4,7,9,10
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	12th December 2024

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 4, 6, 7, 9 and 10 to approved application DC/22/1059

Ransoms, Station Road, Pulborough, West Sussex

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

4. **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.

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).

Date of approval - 12th December 2024

6. **Pre-Commencement Condition**: Notwithstanding the Environmental Noise Assessment (submitted 15.05.2023), no development above ground floor slab level shall commence until an acceptable scheme for sound attenuation against external noise has been submitted to and approved by the Local Planning Authority. The approved sound attenuation works shall be completed before the dwellings 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).

Date of approval - 12th December 2024

7. **Pre-Commencement Condition:** No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system, as required by the approved water neutrality strategy (V22Aug22) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting tank shall be sized so as to provide 35+ day drought tolerance capacity. The agreed measures shall be implemented in accordance with the approved details prior to first use of the development hereby approved, and shall be retained, operated and maintained at all times thereafter.

   Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 186 and 187 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 12th December 2024

9. **Pre-Commencement (Slab Level) Condition:** Notwithstanding the details shown on the submitted materials plan [Apartment Block - Proposed Elevations, A(21)001, received 10th Aug 2023], no development above ground floor slab level of any part of the development hereby permitted shall take place until alternative specifications of the roof tiles for the approved building have been submitted to and approved by the Local Planning Authority in writing. The roof tiles shall be installed as approved and shall be retained as such thereafter. All other materials used in the construction of the development hereby permitted shall conform to those on the submitted materials plan.

   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).

Date of approval - 12th December 2024

10. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:
    - The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.
    - Detail on how any failure of any samples will be investigated and managed.

- Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
- Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.
- Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.
- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
- Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority.

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 186 and 187 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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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	rainwater harvesting schematic		12.12.2024
Supporting Statement	Overheating Assessment		11.12.2024
Materials	Slate roofing Details		23.09.2024
Supporting Docs	Water Management and Maintenance Plan for Rainwater Harvesting System	v09Dec24	10.12.2024
Supporting Docs	Environmental Noise Assessment	104476A.ad.Issue3	10.12.2024
Supporting Docs	Phase II A Contaminated Land Investigation		23.09.2024
Plans	remediation areas plan		10.12.2024
Supporting Docs	Water Neutrality System Specifications (excluding greywater recycling)		23.09.2024

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