Planning Statement

Southwater Business Park, Worthing Road, Southwater, RH13 9YT

Planning reference:	**DC/23/1843**	
Planning condition:	**8**	**Refuse/Recycling**
Planning condition:	**13**	**Air Quality**

Condition 8 ***Pre-Occupation Condition:***

No building hereby permitted shall be first occupied unless and until provision for the storage of refuse/recycling has been made for that building (or use) in accordance with details (including elevations, materials and internal configuration) that have been submitted to and approved in writing by the Local Planning Authority. 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).

Condition 8: **Refuse / Recycling**

Site Plan: See drawing 4690-PL-010 Site plan – Condition 8 Refuse and Recycling

The development is of a speculative nature and the future occupiers are not known.

The site plan shows indicative locations for dedicated spaces within each unit to cater for segregation and storage of refuse and recycling waste generated by the occupier.

Final location, size and equipment for refuse and recycling storage and facilities to be determined by the occupier of each unit as part of their fit-out.

Planning Statement

Southwater Business Park, Worthing Road, Southwater, RH13 9YT

Planning reference: **DC/23/1843**
Planning condition: **8** **Refuse/Recycling**
Planning condition: **13** **Air Quality**

Condition 13 ***Pre-Occupation Condition:***

Prior to the first occupation of the development hereby approved, full details of proposed air-quality mitigation measures detailed within the approved Damage Cost and Emissions Mitigation Plan (TRC Companies Ltd, ref: 554969.0000.0001.02.r1), including the provision of additional active and passive electric-vehicle charging points and design of cycle-stores incorporating green-roofs, necessary to offset the expected damage cost of approved development shall be submitted to and approved in writing by the Local Planning Authority. The air-quality mitigation measures shall, thereafter, be implemented as approved and retained as such thereafter.

Reason: To ensure that the proposed development does not adversely influence local air quality conditions and mitigates the emission of pollutants in accordance with Policy 24 of the Horsham District Planning Framework (2015).

Planning Statement

Southwater Business Park, Worthing Road, Southwater, RH13 9YT

Planning reference: **DC/23/1843**
Planning condition: **8** **Refuse/Recycling**
Planning condition: **13** **Air Quality**

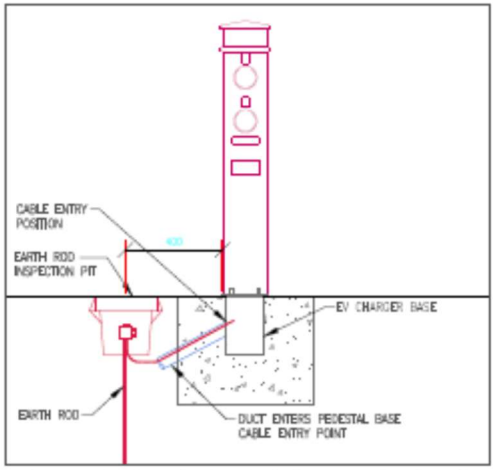
Condition 13: **Electric vehicle (EV) charging – drawings:**

EV charging: CSL document TS.E001 - Electric vehicle Chargers_Ver1

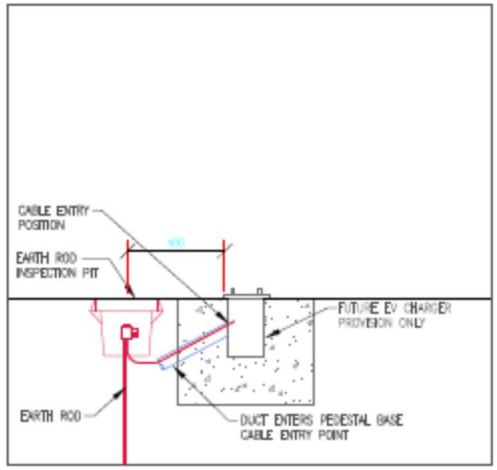
CSL drawings 3544-CSL-E-700 and 3544-CSL-E-701 - showing locations of active and passive electric vehicle charging bays

Carmel drawing 5720 MEP Z07 00 DR U 6000 – showing details of active and passive electric vehicle charging bays

Extracts of Carmel drawing 5720 MEP Z07 00 DR U 6000 showing typical installation details for active and passive electric vehicle charging points:



ACTIVE ELECTRIC VEHICLE CHARGING POINT DETAIL (INDICATIVE)



PASSIVE ELECTRIC VEHICLE CHARGING POINT DETAIL (INDICATIVE)

Planning Statement

Southwater Business Park, Worthing Road, Southwater, RH13 9YT

Planning reference:	**DC/23/1843**	
Planning condition:	**8**	**Refuse/Recycling**
Planning condition:	**13**	**Air Quality**

Condition 13: **Cycle store green roofs – drawings and documents:**

Cycle store: See LHA site plan drawing 4690-PL-003 for locations of cycle shelters

Shelters: Green Roof Cycle Shelter - brochure
Green Roof Shelters - Ecological value



Example of Green Roof Cycle Shelter