Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2103
Land North of Hilland Farm, Stane Street, Billingshurst, RH14 9HN,

DESCRIPTION:
Erection of Business Park following demolition of existing redundant farm buildings

RELEVANT PLANNING HISTORY:

DC/21/1156	Demolition of existing redundant farm buildings and erection of new rural business park with 12 mixed business starter units.	Withdrawn Application on 25.05.2022

SITE AND SURROUNDS
The application site comprises a series of agricultural buildings and hard-standings, which fall within the former Hilland Farm yard area, with a site area of some 0.87ha. The farm is now no longer operational, and formerly included the wider fields to the north of the application site (now part of the 'Billingshurst Trade Park'), as well as the fields, which still remain to the east of the site. To the west, the application site abuts a pair of cottages, with the closest (No. 2 Hilland Farm Cottages) having an access driveway that runs between the house and application site, leading to a private parking area and out-building. A tall evergreen hedge marks the boundary to this residential property. The application site also abuts the three sides of a shed-type building, which is in use by another land-owner for domestic / ancillary purposes but which is not associated with a residential property at / near the site. To the southern side is an earth bund that runs along the northern side of the new spine road (Hilland Road). The site maintains vehicular access from the NW corner, which is also used by the adjacent residential and non-residential land-, but a new farm track and access was permitted, and has been formed, in late 2019 under application DC/19/1898, which was to provide the farm buildings with an alternative access directly onto the new spine road.

It is noted that since the formal adoption of the Billingshurst Neighbourhood Plan in July 2021, the site lies within the extended BUAB of Billingshurst.

The farmland abutting the NE corner of the site was recently subject to a planning application for outline permission for additional Class E / Industrial Processed, B2 and B8 uses (DC/21/0748), seeking to create some 9,825sq.m of new floorspace. This application was since refused with two reasons given: rural location not having been allocated and therefore conflicting with the overarching rural restraint policies, and overdominant scale and resulting landscape harm. A subsequent appeal was dismissed.

The land to the north of the site was permitted under DC/18/2122 for a mixture of B1c, B2 and B8 employment uses. Phase 1, now largely built out (with the exception of Units 1, 2a and 2b), comprises some 4,998sq.m of B1c, B2 and B8 floorpsace, under Full permission, whilst Phase 2 allowed up to 14,075sq.m of B1c, B2 and B8 floorpsace to come forward under Outline permission. Unit 14 of Phase 2 has been fully built out and occupied, and takes up a position directly to the north of the current application site. Permission has been granted for the remaining units within the development however many remain to be constructed.

On the opposite side of the spine road, directly to the south, lies a recent residential development comprising the 'East of Billingshurst' / Amblehurst Green development.

Redevelopment of this current application site to provide a mix of small commercial / start up units in a barn-style cluster was previously submitted in May 2021 (under DC/21/1156). The application was formally withdrawn in May 2022 following a failure to secure a Water Neutral position for the proposed development.

DETAILED DESCRIPTION

The application seeks to demolish some 1,625sq.m of redundant agricultural buildings and replace these with 12 'mixed business starter units'. The specific uses have been described as B2 (General Industrial Use) and Class E (Commercial Workspaces). Confirmation with officers has narrowed this down to Class E(G) (i, ii and iii) which comprise offices to carry out operational or administrative functions, research and development or products and processes, and industrial processes.

The units would be a mix of floorspaces; B2 uses around 1,450sq.m, and E Class uses around 652sq.m. The individual units would range in size between 60m2 and 258m2.

The areas of hard-standings around the buildings would provide for some 58 car parking spaces with disabled allocation, cycle parking, refuse collection points and landscape pockets. EV charge points are to be provided across the site at a rate of 28% of the overall spaces.

The site is to maintain pedestrian and cycle access only from the NW corner of the site to the old part of Hilland Road. Vehicular (and pedestrian) access would be provided from the adjacent Phase 1 part of the wider Billingshurst Trade Park.

The intention is to provide the new buildings for flexible 'Starter Units' for new and growing businesses (Workspace Use Class E). Units 1 through to 6 would be smaller, with only units 4 and 5 having first-floor capacity:

- Unit 1 (137sq.m) - standing seam roof, multi-stock brick and predominantly black fibre cement cladding, dark grey aluminium windows, ridge height 6m
- Units 2 & 3 (each 68sq.m) - standing seam roof, multi-stock brick and predominantly black fibre cement cladding, dark grey aluminium windows, ridge height 6m
- Units 4 & 5 (each 136sq.m) - standing seam roof, multi-stock brick and black fibre cement cladding, dark grey aluminium windows, Conservation-style roof-lights to first-floor ridge height 8.5m
- Unit 6 (107sq.m) – standing seam roof, multi-stock brick and black fibre cement cladding, dark grey aluminium windows, ridge height 6m

An adjacent block would replace the larger barns on site with each of the units having first-floor office space and ground floor warehouse space (B2 use). The smaller units, 7 and 12, would be located at the southern end of the block. Each units would be provided with a sectional / roller door:

- Units 7 & 12 (each 209sq.m) – standing seam roof, multi-stock brick and black fibre cement cladding, dark grey aluminium windows and Conservation-style rooflights, ridge height 7.5m
- Units 8, 9, 10 & 11 (each 258sq.m) - standing seam roof, multi-stock brick and black fibre cement cladding above ground floor, dark grey aluminium windows and long integrated roof-lights, ridge height 10m.

The associated landscape strategy would see the creation of habitat margins, trees planted between the parking bays, landscape pockets within the site, and a natural habitat area to the north. Bat and bird boxes would be included within the scheme.

Water Neutrality is to be achieved within the site by way of a rainwater harvesting, storage and filtration system.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF, 2023)

Horsham District Planning Framework (HDPF, 2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Billingshurst Neighbourhood Plan (2021).
Policy BILL 1: Billingshurst Built-up Area Boundary
Policy BILL 3: Energy Efficiency and Design
Policy BILL 6: Integrated Infrastructure
Policy BILL 7: Retaining and Enhancing the Vitality and Viability of Billingshurst Village Centre
Policy BILL 10: Flexible Workspaces
Policy BILL 12: Protection and Enhancement of Key Movement Routes
Policy BILL 16: Multi-Value Sustainable Drainage Systems
Policy BILL 17: Views to St Mary's Church

West Sussex Joint Minerals Local Plan (2018)
Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)
Billingshurst Village Centre SPD (2017)
Billingshurst Parish Design Statement SPD (2009)

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS
HDC Archaeology: No Objection
Although the eastern part of the site is within an Archaeological Notification Area and the site is close to a Roman Road, previous development on the site together with archaeological investigations to the north and south suggest that archaeological remains are unlikely to be present and so we have no archaeological concerns.

HDC Economic Development: No Objection
[Summary] This area has recently seen much development, so need for the proposal is questioned. However, 1,889sq.m of new commercial floorspace would provide additional choice for business premises currently located in the town, offering modern premises in an accessible and visible location. Proposal would support additional employment opportunities and foster local growth, reducing need for local residents to seek jobs outside of the District boundaries. Proposal aligns with Economic Strategy.

OUTSIDE AGENCIES
WSCC Highways: Advice (conditions advised)
[Summary] The LHA raised no objections to the previous application for 12 new mixed business starter units under DC/21/1156. There are no principle concerns with the intended access arrangements from the adjacent Billingshurst Trade Park, which would be reached via the recently constructed roundabout on the A29, with separate pedestrian / cycle access taken from the private Hilland Farm access road. It is assumed that the applicant has all the necessary legal permissions in place to permit the use of the private access roads.
Parking and swept path diagrams demonstrate compliance with current guidance / requirements.
The LHA previously advised that a link up with the larger adjacent development could provide the basis of a Travel Plan, which should be secured by way of a s106 agreement and subject to a monitoring fee.
The submitted Transport Note uses TRICS to consider the proposal against adjacent permitted and proposed uses, calculating an increased number of movements in the AM peak of 19, and 14 movements in the PM peak.

Natural England: No Objection subject to delivery, management and maintenance of the identified measure to achieve water neutrality

Billingshurst Parish Council: No Objection

PUBLIC CONSULTATIONS
To date, no letters of representation have been received.

HUMAN RIGHTS
Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

Principle of Development:
The application site lies within the expanded Billingshurst BUAB following the approval of the Neighbourhood Plan in June 2021, it also forms a previously developed site containing a series of disused barns and out-buildings formerly associated with an agricultural holding.

The proposal would allow for the provision of some 652sq.m (GEA) of Class E / workspace, and around 1,450sq.m (GEA) of B2 industrial / warehouse space.

As such, the proposal accords with HDPF Policy 3 which supports development within defined settlement boundaries, HDPF policy 7 (Economic Growth) which encourages the formation of small, start-up and move-on businesses, by way of the provision of small units, and HDPF policy 9 (Employment Development) which supports the provision of small, start-up and move-on business units. The development would also accord with the provisions of Chapter 11 of the NPPF (2023) – Making effective use of land.

Furthermore, Neighbourhood Plan policy Bill 10 also provides local policy support for new incubator / start-up business space, be that by way of converting existing buildings in the High Street, or the provision of new buildings or conversions of existing buildings in the settlement boundary. The thrust

of this policy is to '*encourage appropriate buildings that can be rented out at sufficiently low rents to attract their use by business start-ups and existing home workers', with an initial focus on vacant units on the High Street'.*

It is noted that the adjacent site at Billinghurst Trade Park Phase 1 sought to provide units in sizes ranging between 268sq.m – 501sq.m, whilst Phase 2 was envisioned as larger units ranging in size between 593sq.m to 2,065sq.m in size.

This proposal, in contrast, would fulfil the need to accommodate small businesses, with the smallest unit providing some 68sq.m of workspace and the largest unit providing some 258sq.m of floorspace. It would therefore complement the employment offer at the adjacent part-built Trade Park.

The proposal therefore accords with the local and national policy aims to support small business developments in appropriate locations within defined settlement boundaries.

Design, Layout and Landscape Impact:
The proposal would largely recreate the existing site layout, incorporating new parking and vehicular access within the site. Whilst the site is noted to now lie within the recently extended BUAB of Billingshurst, the former rural and agrarian location and character of the site is noted, as is the fact that the barns have not seen active use for some years.

The proposal would replace existing agricultural buildings which are currently partly derelict in condition and of a utilitarian design and appearance, with a series of buildings using a limited palette of materials and architectural features to achieve a modern yet aesthetically balanced and cohesively designed development, suited to the agricultural origins of the site. The scale of the buildings varies across the site, with Units 1 and 6, closest to the residential cluster of dwellings to the west of the site exhibiting a domestic scale and appearance, with a ridge height scaling at around 6m (units 1, 2 & 3) rising to 8.5m (units 4 & 5) above external ground level. Units 7-12 would have ridge heights of around 7.5m and 10m.

Comments from the Council's Landscape Officer in relation to the previous scheme expressed concern regarding the likely height of the new buildings and the potential impact on retention of semi-rural views currently experienced along Hilland Road and new development at Amblehurst Green, with the existing at cost barns on site noted to have a height of around 6.11m and thus barely visible over the bund alongside Hilland Road.

The indicative floor levels appear to be commensurate with the existing topography of the site, and officers refer to the previously cited concerns in relation to the potential landscape impact arising by way of the increased ridgelines over and above the existing barns on site.

At a height of around 4m, the southern bund alongside the new spine road would not screen out the bulk and massing of the proposed units in their entirety, particularly those at Units 7-12, although only the very roof-tops of units 1-6 are likely to be visible over the top of the bund.

Larger buildings to the eastern side of the site are intended to be serviced by HGVs with loading bays, and therefore have a higher ridge line. Although higher than the existing agricultural buildings occupying this part of the site currently, the proposed units would appear balanced on account of their roof-lines and elevational treatment, reflecting the barn-like aesthetic. The use of the steeper roof-pitches, and a staggered building footprint, would ensure the overall building mass is not perceived as one blocky building, but rather as a series of smaller visual entities, therefore alleviating the overall bulk of the proposed development.

The proposed development as a whole is considered to broadly replicate the existing site layout and the relationships with the site boundaries, also echoing the use of increased height and massing of buildings at the eastern end of the site where it adjoins the adjacent fields, whilst having a much lower height and massing to the western side where the site adjoins the residential boundary with No.2 Hilland Cottages. The scale and footprint of the proposed buildings, their external materials and the backdrop now experienced of the Billingshurst Trade Park as it is advancing, are all relevant in the cumulative considerations of this proposal. Officers are therefore satisfied that the layout, design and

massing being proposed for this redevelopment, would be appropriate to the site and location, and would accord with the principles of HDPF policies 25, 32 and 33.

Amenity Impact:
The closest residential property would be No.2 Hilland Cottages, which has a retained non-residential building located to the west of Unit 6 (garage / out-building). The eaves height of Unit 1, which sits alongside the residential boundary to No. 2 Hilland Cottages, would be reflective of a domestic outbuilding (2.5m). Although the roof-pitch increases in height to a ridgeline at 6m, the angle of the roof would recede away from the boundary, lessening the visual and physical impact of the structure on the general amenities of this closest residential property. In addition, the structure situated alongside this boundary is the detached garage associated with No.2 Hilland Cottages.

The proposed development would be largely screened from view of the southern residential properties by way of the earth bund that flanks the northern side of the Spine Road.

It is noted that the proposal would cluster the units which would support the E(g) classes together in the western half of the site, closest to the residential boundaries of No's 1 and 2 Hilland Cottages. E(g) uses, comprising offices to carry out operational or administrative functions, research and development, or products and processes and industrial processes, are considered to be those which '*can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit'* (as per Part A, Schedule 2 of the Town and Country Planning (Use classes (Amendment) (England) Regulations 2020). Therefore, these uses should normally be considered acceptable within a residential area.

The larger units, designated for B2 use (general industry) are located within the building cluster in the eastern half of the site, and some 99m from the boundary with No.2 Hilland Cottage, but only some 46m from the flank boundary of the closest properties on Rhodes Way and Frewen Close. However, the proposed units would remain separated by the existing earth bund and Hilland Road / A272, providing both an existing source of local noise (road) and a protective buffer (bund).

Subject to the conditions in relation to hours of use, floodlighting, external plant and activities, the proposed development is not considered to raise any adverse issues of amenity harm to nearby occupiers, as required by policies 32 and 33 of the HDPF, and paras 135 and 139 of the NPPF (2023).

Other Matters:

Highways Impact:
Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. The Local Highways Authority (WSCC) has reviewed the proposal and notes that vehicular access to the site is to be achieved by way of Phase 1 of the adjacent Billingshurst Trade Park, and the new roundabout on the A29. The likely increase in traffic generation is expected to be some 19 movements in the AM peak and some 14 movements in the PM peak, which are considered to be capable of being accommodated within the road layout and its capacity.

The request to include sustainable travel patterns by way of a Travel Plan was derived from the previously submitted application DC/21/1156, where is was noted that very little supporting transport information was included. However, given the scale of the adjacent approved development (Phase 1 and 2) and those which were at the time being considered under a Phase 3 commercial / employment expansion (DC/21/0748), the LHA assessed the likely impact of additional vehicular movements associated with the proposed development site to be 'immaterial'. The LHA considered it would be appropriate to include the application site within the sustainable travel plan initiatives for the adjacent Billingshurst Trade Park, under any emerging Phase 3 development. Officers conclude that since proposed development on Phase 3 has since been refused permission, and sustainable travel initiatives under Phase 1 and 2 have been largely approved, there is no way to secure the desired conjoined travel plan by way of a s106 agreement. However, a suitable planning condition is considered appropriate to capture the requirements of a Travel Plan.

In reviewing the current application, the proposal is considered to incorporate satisfactory parking arrangements and levels, and includes appropriate turning space within the site for the anticipated HGV traffic to service the units.

For these reasons, it is considered that the proposal would not result in adverse harm to the function and safety of the public highway, and is capable of meeting the relevant parking needs of the alternative uses, in accordance with Policies 10, 40 and 41 of the Horsham District Planning Framework (2015), and para 115 of the NPPF (2023).

Ecology:
Officers acknowledge that the previous application was supported by various ecological reports, which were duly assessed by the Council's Ecologist, who confirmed that the mitigation measures identified in the Addendum report would be acceptable, and should be secured and implemented in full, by way of planning conditions, and would secure a net gain in biodiversity (as required by paragraph 186(d) of the NPPF) are supported. A HRA screening was also completed for this site by the Council's Consultant Ecologist (on behalf of the Council), which concluded that the proposal would not have a Likely Significant Effect on the designated features of relevant habitats sites, either alone or in combination with other plans and projects.

Officers recommend that the same conditions are applied to any grant of approval as have previously been recommended under the assessment of DC/21/1156.

HRA Screening: As the development will not affect any of the sensitive features/threats to the aforementioned Habitats Sites and the associated Annex II bat species the LPA considers that, without mitigation, the development is not likely to result in a 'likely significant effect' (LSE) to The Mens SAC, Ebernoe Common SAC or Arun Valley SAC, SPA and Ramsar site. Therefore, this assessment does not need to proceed to HRA Stage 2: Appropriate Assessment. Conclusion: Having considered the proposal, Horsham District Council concludes that, the project will not have a Likely Significant Effect on the designated features of the Habitats sites listed in this assessment, either alone or in combination with other plan and projects. Having prepared this HRA screening of the implications of the plan or project for the sites in view of those sites' conservation objectives, the authority can agree to the project under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Environmental Impacts:
HDPF policy 24 expects proposed development to minimise exposure to and the emissions of pollutants including noise, air, odour and light pollution, and sets further criteria for assessing applications against. Paragraph 191 of the NPPF continues that decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions, and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so, they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development, and avoid noise giving rise to significant adverse impacts on health and the quality of life. Paragraph 194 of the NPPF outlines that the focus of planning decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions. Planning decisions should assume that these regimes will operate effectively.

Whilst it is acknowledged that the recently introduced Class E use covers a wide range of uses, which could extend to leisure, retail and educational uses, the applicant has agreed to a more limited range of uses within Class E to limit prospective uses to Class E(g)(i, ii and iii) only.

Officers note the previous comments raised by the Council's EH team in response to the proposed development under DC/21/1156, and the proximity of neighbouring and nearby residential properties / receptors, thus advising the addition of a number of planning conditions.

Flooding:
The application buildings are at not situated within an area at risk of surface water flow paths, and the site is not at risk of flooding from sea, rivers or reservoirs.

Subject to the use of conditions to secure SuDS verification post completion, the proposal is considered to accord with the advice and requirements set out under HDPF policy 38.

Fire Hydrant
Officers area aware from reviewing the previously submitted proposal on this site, that the location of the site in relation to pre-existing fire hydrants necessitated a planning condition to secure a new fire hydrant to serve the site.

Planning Balance and Conclusion:
The proposed development is considered to be assessed under different policies to the neighbouring development to the north and east of the site, which relate to the development of agricultural farmlands, and not buildings. In this case the application site lies within the recently extended BUAB, thus complying with HDPF Policies 2 and 3 by supporting sustainable development of settlements through appropriate scale of development with defined settlement boundaries and which maintains the existing settlement pattern. HDPF policy 7 encourages the provision of small, start-up and move-on businesses, which this proposal would comply with.

Accordingly the proposal is considered to accord with Policies 2, 3, 7, 10, 25, 26, 32 and 33 of the HDPF, and Policy 17 of the BNP.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
All Other Development	1,889	1,625	264
		Total Gain	264
		Total Demolition	1,625

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

1 Plans list

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition**: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

i. The location for the loading and unloading of plant and materials, site offices, contractor parking, and storage of plant and materials (including any stripped topsoil)
ii. The provision of wheel washing facilities (if necessary) and dust suppression facilities
iii. Site working hours and a named person for residents to contact;

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination, including asbestos contamination, of the site and extant structures shall each 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.

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

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).

5 **Pre-Commencement Condition:** No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the local planning authority.
The Reptile Mitigation Strategy shall include the following.
a) Purpose and conservation objectives for the proposed works.
b) Review of site potential and constraints.
c) Detailed design(s) and/or working method(s) to achieve stated objectives.
d) Extent and location/area of proposed works on appropriate scale maps and plans.
e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
g) Persons responsible for implementing the works.
h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
i) Details for monitoring and remedial measures.
j) Details for disposal of any wastes arising from works.
The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the LPA to discharge its duties under 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.

6 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number [Landscape Masterplan, LLD2229 LAN-DWG-001], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until details have been submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the development hereby approved. The approved scheme shall be implemented prior to the first use/occupation of the site and be permanently maintained thereafter.

Reason: As this matter is fundamental in the interests of neighbouring residential amenities and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **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.

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).

9 **Pre-Commencement (Slab Level) Condition**: A Biodiversity Compensation and Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority, based on an updated Ecological Impact Assessment. The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed compensation and enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: 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) and Policy 31 of the Horsham Development Framework.

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 185 & 186 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).

11 **Pre-Occupation Condition**: Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Condition [4] are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

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).

12 **Pre-Occupation Condition**: No part of the development hereby permitted shall be brought into first use until the access and car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved drawing number [19349 / P202]. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

13 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to

and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes, including bollards
- Details of all boundary treatments
- Details of all refuse and recycling enclosures
- Details of all cycle shelters / parking areas
- Details of all lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. 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.

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).

14 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

15 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16 **Pre-Occupation Condition**: Prior to the first occupation of the development hereby permitted, a lighting design scheme for biodiversity shall be 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: As these matters are fundamental 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 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce 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).

18 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

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

19 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a Noise Management Plan has been submitted and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to, hours of operation, management responsibilities during all operating hours, measures to control noise from all activities and operations at the site (including the operation of any equipment, plant or building services) and minimising noise from vehicles, deliveries, collections and servicing. The Noise Management Plan shall be implemented and complied with thereafter for the duration of the use/development.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Polices 33 and 40 of the Horsham District Planning Framework (2015).

20 **Pre-Occupation Condition:** No internally and/or externally located plant, machinery equipment or building services plant shall be operated until an assessment of the acoustic impact arising from the operation of all such equipment has been undertaken and has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014 and shall include a scheme of attenuation measures to mitigate any adverse impacts identified in the acoustic assessment and ensure the rating level of noise emitted from the proposed building services plant is no greater than background levels. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

Reason: To safeguard the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

21 **Post-Occupation Condition**: Within 3 months of each occupation of each unit, evidence of the water consumption of the unit occupants shall be submitted to, and have been approved in writing by, the Local Planning Authority, by the unit's occupants. The evidence shall demonstrate that in combination with all other units sharing the same rainwater harvesting system, there is sufficient water supply from the rainwater harvesting system to cater for the demand of the units with a minimum of 35 days drought storage capacity. In the event the existing rainwater harvesting system fails to cater for the combined water consumption of the

units, details of how suitable rainwater supply and storage will be provided shall be submitted to and be approved in writing by the Local Planning Authority alongside the above evidence, and shall be installed within 1 month of the date of its approval. Ongoing written evidence shall be made available to council officers upon their reasonable request.

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 185 & 186 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).

22 **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality statement (envision, received 20.11.2023). No unit hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality statement for that unit has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, evidence they meet the required water consumption flow rates, and evidence of the installation and connection of the rainwater harvesting system and appropriate storage tanks to provide a minimum 35 days storage capacity. The installed measures shall be retained and operated as such 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 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 & species).

23 **Regulatory Condition**: No external storage of any materials or waste shall take place at any time.

Reason: To safeguard the amenities of the locality in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

24 **Regulatory Condition:** The development hereby approved shall be subject to the following hours of use and operations:

Units 1-6: No operations or activities, including the operation of plant and machinery, shall take place in connection with Units 1-6 as shown on plan reference [19349 / P202] except between the hours of 07:00 to 23:00 Mondays to Saturdays, and 0900-1600 on Sundays and public holidays.
No manufacturing processes, deliveries and dispatches, shall take place in connection with Units 1-6 as shown on plan reference [19349 / P202] except between the hours of 07:00 to 19:00 Mondays to Saturdays, and at no times on Sundays and public holidays.

Units 7- 12: No external operations or activities, including the operation of plant and machinery, workshop processes, deliveries and dispatches, shall take place in connection with Units 7-12, as shown on plan reference [19349 / P202] except between the hours of 07:00 to 23:00 hours Mondays to Saturdays and 0900-1600 on Sundays and public holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

25 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, June 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.
This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed

person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

26 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), or the Town and Country Planning (Use Classes) Order 1987 (as amended), or The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, Units 1-6 hereby permitted shall only be used for purposes falling within use class E(g)(i, ii and iii), and Units 7-10 hereby permitted shall only be used for purposes falling within use class E(g)(i, ii and iii) and for B2 (General Industrial) purposes, and for no other purposes whatsoever without express planning consent from the Local Planning Authority first being obtained.

Reason: To ensure the development remains 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 185 & 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species), and to safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

27 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order) or the Town and Country Planning (Use Classes) Order 1987 (as amended), and the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the premises hereby permitted shall not include trade counters or showroom/retail uses without express planning consent from the Local Planning Authority first being obtained.

Reason: The site is not within an area where permission for shopping purposes or town centre uses would normally be granted and to ensure the development remains in appropriate employment use in accordance with Policies 7 & 9 of the Horsham District Planning Framework (2015) and to ensure the development remains 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 185 & 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

28 **Regulatory Condition**: No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by 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).

29 **Regulatory condition**: No part of any building or the site hereby permitted shall be designated, equipped or used as a vehicle washing area without the prior written consent 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 185 & 186 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).

30 **Regulatory Condition**: No unit hereby permitted shall be connected to or draw supply from the mains water supply except for emergency purposes in the event of a temporary failure of the rainwater harvesting system. Where a temporary failure has occurred, the occupiers shall immediately undertake the contingency measures set out in the management and maintenance plan agreed under condition 10 until such time as the system is fully operational. The occupiers of each unit shall keep an ongoing record of all water taken from the mains supply and hold written evidence to explain why it was necessary as an exceptional measure to take water from the mains supply.

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 185 & 186 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).

31 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes F, G, H, I, J, and K of Part 7 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity to protect the rural character of the area in accordance with Policies 25, 26, 27 & 33 of the Horsham District Planning Framework (2015).

32 **Regulatory Condition**: No activities other than loading or unloading shall be undertaken in the open air without the prior written approval of the Local Planning Authority by way of formal application.

Reason: To safeguard the amenities of neighbouring residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planning-applications

NOTE TO APPLICANT
The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

NOTE TO APPLICANT
The applicant is advised that it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in the roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place. If in doubt, the applicant is advised to contact the Bat Conservation Trust at Quadrant House, 250 Kennington Lane, London, SE11 5RD, Tel: 0345 1300 228, email: equiries@bats.org.uk, http://www.bats.org.uk/.

NOTE TO APPLICANT
The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1st March - 30th September. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest.

NOTE TO APPLICANT
Please note that Southern Water require a formal application for connection to the water supply in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire (tel: 0330 303 0119) or www.southernwater.co.uk .

NOTE TO APPLICANT
A Surface Water Drainage Statement is a site-specific drainage strategy that demonstrates that the drainage scheme proposed is in compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems. An Advice Note and a proforma for the statement can be found using the following link https://www.horsham.gov.uk/planning/development-management.

NOTE TO APPLICANT
If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

NOTE TO APPLICANT
The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

POSITIVE AND PROACTIVE STATEMENT
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.

Plans list for: DC/23/2103
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning and Heritage	NONE	06.02.2024
Location & Block plan	Existing	19349 / P200	17.11.2023

Site plan	Proposed	19349 / P202	17.11.2023
Elevation & Floor plan	Proposed Units 1 and 6	19349 / P210	17.11.2023
Elevation & Floor plan	Proposed Units 2 -5	19349 / P211	17.11.2023
Floor plan	Units 7 and 12, 8 and 11	19349 / P212	17.11.2023
Roof plan	and sections, Units7 and 12, 8 -11	19349 / P213	17.11.2023
Elevation plan	Units 7 and 12, 8 - 11	19349 / P214	17.11.2023
Layout plan	Hard landscaping	1979-L-01 REV P13	17.11.2023
Layout plan	Soft Landscaping	1979-L-02 REV P16	17.11.2023
Supporting Statement	Water neutrality	ESL23-0361	17.11.2023
Layout plan	Landscape Masterplan	LLD2229-LAN-DWG-001 REV 03	17.11.2023
Supporting Statement	Landscape Design Strategy	LLD2229-LAN-REP-001 REV 02	17.11.2023
Supporting Statement		21-142-SPS-02 REV B	17.11.2023
Details plan	Proposed Impermeable areas	C1550-110 REV P1	28.11.2023
Details plan	Proposed Drainage, sheet 1 of 2	C1550-200 REV P4	08.04.2024
Details plan	Proposed Drainage, sheet 2 of 2	C1550-201 REV P4	08.04.2024
Details plan	Indicative Levels sheet 1 of 2	C1550-300 REV P1	28.11.2023
Details plan	Indicative Levels sheet 2 of 2	C1550-301 REV P1	28.11.2023
Design & Access Statement		NONE	17.11.2023
Details plan	Surface finishes sheet 1 of 2	C1550-400 REV P1	28.11.2023
Details plan	Surface finishes sheet 2 of 2	C1550-401 REV P1	28.11.2023
Details plan	Typical Construction details sheet 1 of 2	C1550-500	28.11.2023
Details plan	Typical Construction details sheet 2 of 2	C1550-501	28.11.2023
Details plan	Exceedance flow routes	C1550-600	28.11.2023
Supporting Docs	Surface Water Drainage	C1550	17.11.2023
Supporting Docs	Surface Water Drainage Sections	C1550	17.11.2023
Supporting Statement	Surface Water Drainage	C1550 REV P	17.11.2023
Supporting Statement	Technical note	6524	17.11.2023
Supporting Statement	Foul and Surface Water Drainage Strategy 10 Appendices		28.11.2023
Supporting Statement	Foul and Surface Water Drainage	Appendix C	28.11.2023

	Strategy		
Supporting Statement	Drainage Inspection Report Part 1 of 2	1.2019.7.3	28.11.2023
Supporting Statement	Drainage Inspection Report Part 2 of 2	1.2019.7.3	28.11.2023

DELEGATED

Case Officer sign/initial Nic Pettifer Date: 21.05.2024

Authorising Officer sign/initial Adrian Smith Date: 22/05/2024