



PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development

DATE: 10 April 2018

DEVELOPMENT: Demolition of existing former scout buildings and erection of 5 x 2 bed affordable dwellings and 3 x 1 bed affordable dwellings (including temporary accommodation) with associated car parking and landscaping.

SITE: 3rd Horsham Group Peary Close Horsham West Sussex RH12 5GD

WARD: Holbrook West

APPLICATION: DC/18/0017

APPLICANT: **Name:** Horsham District Council **Address:** Parkside Chart Way
Horsham RH12 1RL

REASON FOR INCLUSION ON THE AGENDA: The application has been made by Horsham District Council.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks full planning permission for the construction of eight dwellings at the junction of Peary Close with Cook Road. The dwellings are to be provided as 100% affordable, including for use as temporary accommodation in a similar manner to that provided by the Council on the Bishopric site in Horsham (now known as Burstow Court – DC/15/0594).
- 1.3 The residential mix consists of a number of 1 and 2 bedroom homes; two 1-bed maisonettes, one 1-bed flat, two 2-bed maisonettes and three 2-bed flats. Land at the rear of the proposed building will provide private amenity space to ground floor units and a communal amenity space which can be used by all residents. In addition the site will be utilised to provide an area for secure storage for bins & bicycles.
- 1.4 Two separate parking courtyards are proposed, providing 8 allocated parking spaces and 2 visitor spaces. A total of 10 spaces are provided for the 8 dwellings resulting in a parking ratio of 1.25 spaces per unit. Cycle storage is provided to the rear of the site within a secure covered space. A total of 14 spaces are provided, 13 of which will be allocated and 1 space for visitors.

- 1.5 The building will extend over single, one and half and two storeys. The 2 storey central flat block element is adjoined by a series of 1.5 storey maisonettes. These maisonettes have their main living accommodation at ground floor with a bedroom in the roof space, lit by a series of roof lights.
- 1.6 A red brick is used as the principle material within the elevations with a complementary brown brick introduced to the maisonette units to provide a visual contrast and create interest along the street scene. A slate tile has been chosen as the roof covering with a series of feature Cedar timber panels being proposed to introduce a break in materiality and provide further visual interest.

DESCRIPTION OF THE SITE

- 1.7 The application site is located on Peary Close at its junction with Cook Road, which is accessed off North Heath Lane. A brick built, single storey building is currently located on the site, which is currently vacant but has most recently been used as a scout hut. To the rear of the scout hut is a pond however this rarely has water in it. The rest of the site is given over to rough/unmaintained grassland.
- 1.8 To the north east of the site (no's 1 – 7 Peary Close) lies a row of single storey properties, while to the east of the site lies a two storey block of flats (Fiennes Court). To the south and south west of the site lies two storey properties while to the east of the site (no's 41 and 43 Cook Road) are single storey properties. No. 31 Cook Road has been relatively recently extended to its side elevation and the boundary fence relocated.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

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 5 - Strategic Policy: Horsham Town
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- 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

Supplementary Planning Guidance:

- 2.3 Planning Obligations and Affordable Housing Supplementary Planning Document (SPD)

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 The un-parished part of "Horsham Town" (that being the Forest, Denne and Trafalgar Neighbourhood Council areas) were designated as a Neighbourhood Forum (Horsham Blueprint) on 5 June 2015. To date no neighbourhood plan has been developed for the area.

- 2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

HR/136/80	Change of use from builders yard to scout headquarters	Application Permitted on 26.09.1980
DC/04/2743	Siting of cargo container for storage of scout group equipment	Application Permitted on 07.03.2005

3. OUTCOME OF CONSULTATIONS

- 3.1 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

INTERNAL CONSULTATIONS

- 3.2 **HDC Strategic Planning:** No Objection

- 3.3 **HDC Landscape Architect:** No Objection

Recommend conditions relating to hard and soft landscaping and fencing, and maintenance and management of the approved landscaping scheme

- 3.4 **HDC Environmental Health:** No Objection

Recommend conditions relating to land contamination, importation of soil, removal of waste and debris and requiring a construction management plan to be submitted

- 3.5 **HDC Drainage Engineer:** No Objection

Recommend a foul and surface water drainage condition.

OUTSIDE AGENCIES

- 3.6 **WSCC Highways:** No Objection

Recommends conditions in respect of access details and car parking spaces

- 3.7 **Ecology Consultant:** No Objection

Recommends condition relating to the development being carried out in accordance with the ecology assessment

- 3.8 **Southern Water:** No Objection

A formal application will be required for a connection to the public foul sewer.

PARISH COUNCIL

- 3.9 **North Horsham Council:** Object.

The Committee considered that eight residential dwellings on this site would constitute overdevelopment and be out of keeping with the area. The Committee drew attention to the volume of parked cars on Cook Road (the road leading to Peary Close) which had narrowed the road to such an extent that it has resulted in the number 51 bus being taken

out of service and the loss of a valuable community facility. Additional residential property would exacerbate this issue.

PUBLIC CONSULTATIONS

3.10 14 representations have been received, from 8 households, which raise the following objections:-

- Loss of privacy and amenity
- Over-development of the site
- Out of keeping with character of area
- Insufficient off-street parking provision
- Lack of on-street parking in the area
- Loss of green space
- Impact on biodiversity
- Disturbance during construction works
- Alternative uses for the Scout hut
- Flooding issues relating to the site

3.11 Any further representations will be reported verbally at Planning Committee.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 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 this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

6.1 The main issues in the consideration of the application are:-

- Principle of residential development
- Impact on the character and appearance of the streetscene
- Impact on the privacy and amenity of the occupiers of neighbouring properties
- Affordable housing
- Highway safety and car parking provision
- Ecology/biodiversity
- Flooding and drainage
- Community Infrastructure Levy (CIL)

Principle of residential development

6.2 The application seeks full planning permission for the construction of eight dwellings at the junction of Peary Close with Cook Road. The dwellings are to be provided as 100% affordable and used as temporary accommodation, similar to that provided by the Council on the Bishopric site in Horsham (now known as Burstow Court – DC/15/0594).

- 6.3 Policies within the HDPF seek to direct new development to the main settlements of the District to ensure that the countryside is protected from inappropriate development. The site is located within the built-up area boundary of Horsham, categorised as 'Main Town' in the HDPF and is therefore sited in a settlement that has *"...a large range of employment, services and facilities and leisure opportunities, including those providing a district function. Strong social networks, with good rail and bus accessibility. The settlement meets the majority of its own needs and many of those in smaller settlements."* The principle of providing additional residential accommodation in this location is therefore supported, subject to other material planning considerations.
- 6.4 Policy 41 of the HDPF (Community Facilities, Leisure and Recreation) seeks to avoid the loss of community, leisure and/or recreational facilities and sites. It however allows for the loss of facilities where it can be demonstrated that continued use of a community facility is no longer feasible and the facility is surplus to requirements. Information has been submitted which advises that the scout hut building is not being used for its previous purpose by the scouts and is currently vacant and this is predominantly due to the lack of suitable space for scouting activities. Subsequently the troop has relocated to the Holbrook Youth Club, a building in close proximity which is more suitable to their needs. The existing building is relatively small and needs investment to bring it back to a useable standard and lacks appropriate off-street parking. It is therefore considered that the requirements of Policy 41 have been met, with use of the building for community facilities no longer feasible.

Character and appearance

- 6.5 Policy 32 of the HDPF requires developments to be of a high quality and inclusive design based on a clear understanding of the context for development. Policy 33 relates to Development Principles and requires development, amongst other matters, to recognise any constraints that exist, to ensure that the scale, massing and appearance of the development is of a high standard of design and layout, are locally distinctive, favour the retention of important landscape and natural features and create safe environments.
- 6.6 The immediate area is characterised by single and two storey semi-detached, terraced and flats of brick construction with tile hanging to walls and tiled roofs. The application site lies at the junction of Peary Close with Cooks Road and the development of the site presents an opportunity to introduce a development which makes a feature of this corner site.
- 6.7 The structure will extend over single, one and half and two storeys and is therefore in keeping with the scale and character of surrounding properties. A red Birtley Olde English brick is used as the principle material within the elevations with a complementary brown brick introduced to the maisonette units to provide a visual contrast and create interest along the street scene. A slate tile has been chosen as the roof covering with a series of feature Cedar timber panels being proposed to introduce a break in materiality and provide further visual interest. Areas of car parking are provided to the east and west of the site.
- 6.8 The Council's Landscape Officer supports the proposal subject to conditions. It has been advised that the design proposals maintain the local characteristics of the street although it has been suggested that there is an opportunity for more trees to be planted on the west side of the site around the car park. The existing Poplar and Ash trees should be retained on the site boundary as these provide a valuable contribution to the streetscene, and other minor alterations to the landscaping scheme are also suggested. A tree report submitted with the application details that there are five trees on the site which range from under 25 years to circa 50 years of age with all of the trees located in the verges to the south and north east. It is proposed that safety works are required to three of these trees. These issues can be dealt with through a conditions requiring a landscaping scheme to be submitted to and agreed by the Local Planning Authority and protection of the trees whilst works are undertaken.

- 6.9 Having considered the overall scale, layout, design and form of the proposed buildings, it is considered that the proposal would draw on some of the design principles established through the nearby development. The NPPF paragraph 60 states 'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- 6.10 It is therefore considered that the scheme as submitted would preserve the character and appearance of the streetscene and the proposal is considered to comply with the requirements of policies 32 and 33 of the HDPF.

Impact on neighbouring amenity

- 6.11 Policy 33 of the HDPF requires development, amongst other matters, to not cause unacceptable harm to the amenity of surrounding occupiers through overlooking or noise. The Council's design guidance on house extensions sets out that window to window distance between any habitable rooms should be no less than 21 metres and where a blank gable is proposed a minimum of 10.5 metres should be provided between the blank gable and any windows serving a habitable room in a neighbouring property. These distances usually apply to rear to rear elevations and in respect of habitable rooms (bedrooms, living rooms) only.
- 6.12 The structure will extend over single, one and a half and two storeys and is therefore in keeping with the character of the surrounding properties. The 2-storey central flat block element is adjoined by a series of 1 and a half storey maisonettes. These maisonettes have their main living accommodation at ground floor with a bedroom in the roofspace lit by a series of roof lights. The majority of the units are arranged to have their open plan kitchen/living/dining areas overlooking the gardens to the rear, with bedrooms overlooking Peary Close/Cook Road. The exceptions to this are the two corner units which look out onto the junction of Peary Close and Cook Road and one of the units at first floor level within the two storey block which will have its main outlook onto Peary Close.
- 6.13 In terms of the impact of the proposal on the terrace of single storey properties to the north, the proposal is sited broadly in line with the side elevation of 1 Peary Close at a separation of 4.6m. This is sufficient to ensure the building would not have a detrimental impact on light and outlook to 1 Peary Close, including a small side window that faces the site.
- 6.14 In respect of the impact of the proposal on the housing to the west of the site, 56 Cook Road, there is a single storey off-shoot to the side of the two storey building which extends to the boundary with the application site. This single storey structure has a number of windows however these are partially blocked from views from the site by a wooden boundary fence and mature planting. The proposal at its closest point will be some 10.8m from the building to the north of the site. It is proposed that the car parking area, bin and cycle stores and the garden areas associated with flats will be located between the proposed new building and no. 56 Cook Road. There will also be planting introduced along the boundary with no. 56 Cook Road. Given the orientation of the building and the layout of the proposal, it is considered that there will be no significant adverse impact on the privacy and amenity of the occupiers of 56 Cook Road.
- 6.15 In terms of the impact on properties on the opposite side of Cook Road and Peary Close, it is noted that there are a number of windows within the side elevation of 31 Cook Road and within the front elevation of Fiennes Close. Given the layout of the site, the orientation of the buildings are their relationship to each other, and the fact that there is a road between the application site and 31 Cook Road/Fiennes Court which has footpaths either side, it is not considered that the proposal will lead to direct overlooking of any private amenity space.

- 6.16 Having considered the distances set out above against the Council's guidance in respect of window to window distances, along with the fact that there is mature planting along the some of the site boundaries and additional planting is proposed, it is considered that the scheme would not result in significant harm to neighbouring amenity.

Affordable housing

- 6.17 Policy 16 of the HDPF states that on sites providing between 5 and 14 dwellings, the Council will require 20% of dwellings to be affordable, or, where on-site provision is not achievable a financial contribution equivalent to the cost of providing the units on site. On sites providing 15 or more dwellings, or on sites over 0.5 hectares, the Council will require 35% of dwellings to be affordable.
- 6.18 The scheme, as submitted, will provide 100% affordable and/or temporary accommodation. Affordable housing as set out in the NPPF is defined as "*Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.*" The HDPF sets out that affordable housing is "*Housing provided with a subsidy to enable the sale price or rent to be substantially lower than the prevailing market prices or rents in the locality...*".
- 6.19 Whilst temporary accommodation does not fall within the definition of affordable as set out in the NPPF or the HDPF, the Council's Head of Housing Services is satisfied that the requirements of the relevant policies of the HDPF in respect of affordable housing can be met through the provision of temporary accommodation. The development as proposed would be similar to that recently acquired by the Council in the Bishopric (Burstow Court) and would provide a temporary housing solution for local people in priority housing need. The Council's Housing team have advised that there is a significant need for short term accommodation within the District.
- 6.20 The provision of affordable housing would usually be secured through a Section 106 Agreement, however, the Council cannot enter into an agreement with itself. It is therefore recommended that a condition be imposed requiring a detailed scheme for the provision of affordable housing and/or temporary accommodation to be submitted to and approved in writing by the Local Planning Authority, including detail of the type, tenure and location on the site of the affordable/temporary units and the arrangements to ensure that the units remain as affordable housing/temporary accommodation for both first and subsequent occupiers of the units. This approach is currently being discussed with the Council's legal team and any updates will be provided verbally at Committee.

Highway safety and car parking provision

- 6.21 Policy 40 of the HDPF seeks to direct development to areas which are integrated with sustainable transport networks, encourage sustainable transport choices and ensure that new development is safe for all modes of transport, including vehicles, cyclists and pedestrians. Policy 41 of the HDPF aims to ensure that developments are served by adequate parking facilities including provision for cycle, motorcycle, low emission vehicles and the mobility impaired.
- 6.22 West Sussex County Council as the Local Highway Authority have raised no concerns in respect of the proposal. They have advised that the existing access which is to be utilised is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity, and that sightlines along Peary Close from the existing point are considered acceptable. A new access onto Cook Road is also considered to be acceptable subject to works being completed under a licence agreement with WSCC.

- 6.23 In terms of trip generation and the capacity of the road network to accommodate additional vehicle movements associated with the proposal, WSCC have run their own assessment based on the proposed and existing uses and consider that there will be no material increase in traffic movements over the existing use of the site as a scout hut. They have further advised that there are no known capacity and congestion issues within the immediate vicinity of the site and therefore from a capacity perspective they are satisfied that the proposal will not have a severe residual impact.
- 6.24 In respect of car parking, this is also considered to be acceptable by WSCC, who considered that it is unlikely that there would be an increase in on-street parking as a result of this proposal. Whilst some local residents have raised this as a concern, the proposal will provide 10 spaces for the 8 units which equates to 1.25 spaces per unit. There are also opportunities in the locality for future occupiers to use alternative modes of public transport as Littlehaven train station is approximately a 15 minute walk away and Cook Road has footpaths that link to the nearby bus stops. The proposals are therefore considered to be in a sustainable location in terms of traffic movements to and from the site.
- 6.25 In conclusion, given that WSCC as the Local Highway Authority does not consider that the proposal would have 'severe' impact on the operation of the highway network, it is not considered that there are any transport grounds to resist the proposal.

Other considerations

Ecology

- 6.26 In terms of ecology and biodiversity, paragraph 109 of the National Planning Policy Framework (NPPF) states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. Paragraph 118 expands on this stating that local planning authorities should aim to conserve and enhance biodiversity when determining planning applications and that opportunities to incorporate biodiversity in and around developments should be encouraged. A Preliminary Ecological Assessment has been submitted and considered by the Council's Ecology Consultant. The report confirms that the occasionally water-filled depression was not considered to "*qualify as a Habitat of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act 2006*" and therefore no concerns have been raised to the proposal.

Contamination

- 6.27 Policy 24 of the HDPF states that the high quality of the district's environment will be protected through the planning process. Developments are expected to minimise exposure to and the emission of pollutants. This includes addressing land contamination and making sure sites are appropriate for development taking into account ground conditions. A desk study has been submitted with the application which sets out that a number of potential sources of contamination associated with the sites former use have been identified including fuel storage and made ground from redevelopment. The Council's Environmental Health Team have advised that conditions should be imposed in respect of contamination, the submission of a construction management plan and the safe removal of waste.

Flooding and drainage

- 6.28 HDPF Policy 38 Flooding advises that development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere in accordance with policy criteria. The site is located within Flood Zone 1 where there is a low probability of flooding and where residential development is considered acceptable by the NPPF. Southern Water and the Council's Drainage Engineer have all raised no objection to this proposal, subject to the use of a condition requiring the submission and

approval of details relating to the proposed means of foul and surface water drainage for the site. To ensure that water drains from the site and does not increase flooding on the site or cause impact harmfully on the wider drainage network conditions are recommended to secure an appropriate drainage strategy.

Community Infrastructure Levy (CIL)

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

6.30 **It is considered that this development constitutes CIL liable development.** At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	575.46	76.73	498.73
	Total Gain		575.46
	Total Demolition	76.73	

6.31 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

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

Conclusion

6.33 Taking all matters into account, the proposal is considered an acceptable form of development. The scheme would result in an appropriate development in accordance with the requirements of the strategic and locational strategy policies of the HDPF. Whilst it is acknowledged that the development would alter the character of the site and some views from surrounding areas, it is considered that the provision of affordable homes/temporary accommodation would constitute significant benefits in favour of the development. The scheme is considered to be in accordance with the requirements of the HDPF and NPPF and would result in a sustainable form of development. The proposal is also considered appropriate with respect to its impact on demand for travel and highway considerations, trees, sustainability, ecology and flooding.

7. RECOMMENDATIONS

7.1 That planning permission be granted subject to the following conditions:-

1 **A list of the approved plans**

2 **Standard Time Condition:** The development hereby permitted shall be begun 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:** The proposed development shall not commence until a detailed scheme for the provision of affordable housing and / or temporary accommodation has been submitted to and approved in writing by the Local Planning Authority. The affordable housing and/or temporary accommodation shall be provided in accordance with the approved scheme which shall include:

- i. details of the type, tenure and location on the site of the affordable/temporary units;
- ii. the arrangements to ensure that the units remain as affordable housing/temporary accommodation for both first and subsequent occupiers of the units; and
- iii. the occupancy criteria to be used for determining the identity of the occupiers of the units and the means by which such occupancy criteria shall be enforced.

Any alterations to the approved scheme shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with Policy 16 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall have follow the guidance given in BS5228:2009 and shall be adhered to throughout the construction period. The Plan shall provide for:

- a. An indicative programme for carrying out of the works
- b. The arrangements for public consultation and liaison during the construction works
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e. the parking of vehicles of site operatives and visitors
- f. loading and unloading of plant and materials
- g. storage of plant and materials used in constructing the development
- h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i. wheel washing facilities
- j. measures to control the emission of dust and dirt during construction
- k. a scheme for recycling/disposing of waste resulting from demolition and construction works

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

- 5 **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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 as well as those off-site whose root protection areas ingress into the site, shall be fully protected 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.

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

7 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

8 **Pre-Commencement Condition:** No development shall commence until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

9 **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).

10 **Pre-Commencement (slab level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each

dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape 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. Any plants, which within a period of 5 years, die, are removed, or become 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).

- 12 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied unless and until provision for the storage of refuse and recycling has been made for that dwelling or use in accordance with drawing numbers 014 Rev P4 and 003 Rev P4. 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).

- 13 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the boundary treatments have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Pre-Occupation Condition:** No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

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

- 15 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing numbers 014 Rev P4 and 003 Rev P4. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 16 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary infrastructure to enable connection to high-speed broadband internet (defined as having speeds greater than 24 megabits per second) shall be provided.

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).

- 17 **Regulatory Condition:** All works, including site clearance and demolition, shall take place in accordance with the recommendations made within the Preliminary Ecological Assessment by Calyx Environmental Ltd, dated June 2017, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with Policy 31 of the Horsham District Planning Framework.

- 18 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: 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).

- 19 **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 A, B, E and F of Part 1 or Class A of Part 2 of Schedule 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 and character of the area in accordance with Policy 33 of the Horsham District Planning Framework (2015).