



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 17 April 2018

DEVELOPMENT: Erection of 8 new dwellings with associated access, landscaping, parking and other associated works.

SITE: Cedar Leas Henfield Road Cowfold Horsham West Sussex RH13 8DT

WARD: Cowfold, Shermanbury and West Grinstead

APPLICATION: DC/17/2352

APPLICANT: **Name:** Concept Developments **Address:** C/O Agent

REASON FOR INCLUSION ON THE AGENDA: More than 8 representations have been received of a contrary view to the Officer recommendation.

RECOMMENDATION: To approve planning permission subject to a Legal Agreement to secure a contribution towards affordable housing and appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the erection of 8 no. residential dwellings to be positioned to the south of the existing dwelling of Cedar Leas in Cowfold.
- 1.2 The proposed development would consist of one pair of semi-detached two storey 2-bed dwellings to the northern section of the site, with 4 no. detached two storey 4-bed dwellings and 2 no. detached two storey 3-bed positioned to the south of these. The semi-detached properties would be serviced by allocated parking to the front of the dwellings, with 3 no. car ports (with additional parking to the front of these) provided for the 6 no. detached dwellings. The proposed dwellings would be finished with facing brick, stone and timber detailing, and concrete tiles.
- 1.3 The existing vehicular access would be retained, with the proposed access road for the dwellings extending to the south. The access road would extend along the south-eastern boundary of the site and would sweep to the west to provide access to the carport along the north-western boundary.

DESCRIPTION OF THE SITE

- 1.4 The application site consists of a single storey dwelling with substantial garden extending to the south.
- 1.5 The site falls within the built-up area of Cowfold, and is surrounded by residential and commercial properties to the north and east, with open countryside to the south and west.
- 1.6 The boundary is formed by mature trees to the east and hedging and post and rail fencing to the south and west, with the land sloping gradually to the south.
- 1.7 Grade II Listed Wood Grange and Bulls House sit adjacent to the southeast of the site.

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 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Supplementary Planning Guidance:

- 2.3 Planning Obligations and Affordable Housing SPD 2017

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Cowfold Parish is a designated Neighbourhood Plan Area however to date no draft Plan has been produced.

PLANNING HISTORY AND RELEVANT APPLICATIONS

CF/5/62	Proposed bungalow in replacement of existing dwelling which is to be demolished adj. wood grange (From old Planning History)	Application Permitted on 13.04.1962
CF/23/71	Erection of 21 dwellings (From old Planning History)	Application Refused on 12.11.1971

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 Landscape Architect:** No Objection
The proposed development would have no negative visual effects on the landscape or any significant impact on the landscape character.
- 3.3 **HDC Conservation:** No Objection
Not considered to result in harm to the setting of context of the surrounding Listed Buildings.
- 3.4 **HDC Housing:** No Objection
Subject to financial contribution to affordable housing
- 3.5 **HDC Waste Management:** No Comment
- 3.6 **HDC Drainage Engineer:** No Objection
Subject to Drainage Strategy condition
- 3.7 **HDC Arboricultural Officer:** No Objection

OUTSIDE AGENCIES

- 3.8 **WSCC Highways:** No Objection
Initial concerns were raised by the Highways Authority in respect of potential visibility at the access to the north. Following further consideration of the scheme, taking into account the specific local context, conditions, and evidence provided within the Transport Statement, it is not considered that a reason for refusal could be justified on these grounds.
- 3.9 **Ecology Consultant:** No Objection
Subject to appropriately worded conditions
- 3.10 **Southern Water:** No Objection
Requires formal application for connection to the public sewer to be made by the applicant or developer.

PUBLIC CONSULTATIONS

- 3.11 **Cowfold Parish Council:** Comment
Concerns regarding the following:
- Level of new residential development in Cowfold
 - Right of access over the private road
 - Levels of Nitrogen Oxide pollution caused by increased traffic
 - Site access and visibility
 - Possible flooding issues

3.12 24 letters of objection were received from 8 separate households. These can be summarised as follows:

- Overdevelopment of the site
- Out of character with the area
- Increase in traffic and pollution
- Strain on local services and facilities
- Negative effect on Grade II Listed Building
- Ownership of private road
- Potential flooding
- Scale of dwellings
- Interference with farming activities
- Location of bin collection
- Impact on neighbouring properties

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 application seeks full planning permission for the erection of 8 no. dwellings, with associated access, landscaping, and parking.

Principle of Development

6.2 Policy 3 of the Horsham District Planning Framework states that development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.

6.3 The application site lies within the defined built-up area of Cowfold, which is categorised as a "Medium Village" under Policy 3 of the HDPF. These settlements have a moderate level of services and facilities and community networks, together with some access to public transport. The application site is therefore considered to be within a sustainable location close to local facilities and services. Given the site's location within the built-up area, the principle of residential development on the site is considered acceptable, subject to all other material considerations.

Design and Appearance

6.4 Policies 32 and 33 of the HDPF promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings.

- 6.5 The application site lies to the far south of the settlement of Cowfold, with the surrounding properties primarily of commercial use, with a scattering of residential dwellings to the south and east of the main through road. The character of the locality is varied, encompassing mixed vernacular, with examples of detached and semi-detached properties prominent within the area. The development in the vicinity of the site is of fairly low density to the south, with the higher density development closer to the village centre to the north and east.
- 6.6 The proposed development would be laid out in a linear close-like layout, with the dwellings sited along the access road and bookended to the south. It is noted that similar development has taken place in the locality and most specifically within South Leas to the east, directly adjacent to the site.
- 6.7 Whilst the proposed development would sit within a backland setting, the proposed layout is considered to reflect the recognisable build pattern and linearity of development in the locality, and is considered to sit comfortably within the grain and pattern of built form along the southern edge of Cowfold. The introduction of detached and semi-detached dwellings is therefore not considered to detract from the overall character and build pattern of the surroundings.
- 6.8 The proposed development would consist of two storey detached and semi-detached properties ranging between a height of 8.5m and 9.5m, with the dwellings positioned in line with the existing bungalow to be retained to the north of the application site. The dwellings would be finished in facing brick with stone and timber detailing, and would incorporate concrete roof tiles. The overall design, finish and appearance of the proposed dwellings are considered to be reflective of the vernacular of similar residential development in the locality.
- 6.9 Given the nature and form of the built surroundings, the proposed plot size and layout of the dwellings are considered to be reflective of similar development within the area, with the proposal considered to maintain the characteristics of the surrounding build pattern, in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015).

Landscape, Trees and Ecology

- 6.10 Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.
- 6.11 The landscape character of the area is typified by gently undulating low ridges and valleys with both small scale intricate field patterns of pasture and some larger scale arable fields. The scattered woodlands, hedgerows and shaws create enclosure and restrict views, although there are some more open areas where hedgerows have been lost.
- 6.12 Following consultation with the Landscape Architect, the proposal is acceptable as it is visually contained within a well-defined boundary within the built-up area, and is well screened from the open countryside and public view. The proposal is therefore not considered to result in a harmful impact on the landscape character of the area.
- 6.13 The Tree Survey and Arboricultural Constraints Report submitted alongside the application states that the existing trees on the site are of mixed quality and significance, located predominantly along the eastern boundary within the site, and along the western boundary outside the site. The trees to the eastern boundary are most significant with regards to screening provision, but are not regarded as long term assets due to their condition. The Survey and corresponding Site Plan indicate two trees adjacent to the site entrance are to

be felled, along with a cluster to the northern part of the site. All of these trees are of poor quality (classified as category C or U within the arboricultural report) and of limited amenity value. The plans detail that all other trees are to remain.

- 6.14 The removal of this limited number of poor quality trees is not considered to result in harm to the landscape character of the area, with the remaining trees retaining the sense of enclosure that is characteristic of the site. Therefore, subject to full details of tree retention as part of a landscape condition, the works are considered acceptable. The Council's tree officer has raised no objection to the works proposed.
- 6.15 A Phase 1 Ecology Survey has been submitted which outlines that the application site is predominantly a well-managed garden, and states that no important or priority habitats or species would be impacted by the proposed development (Nb the Willow tree identified as having potential for roosting bats is not scheduled to be felled). The report sets out a number of precautionary measures to be under taken during site clearance works, along with measures to enhance the ecological interest of the site including bird and bat boxes, and appropriate planting. Conditions are recommended to secure these measures. The Council's Ecologist has raised no objection to the proposal.

Heritage Impacts

- 6.16 Policy 34 states that work to Listed Buildings should preserve and ensure the clear legibility of locally distinctive vernacular.
- 6.17 Bulls House located to the far south of the application site consists of a Grade II Listed Building. This building has undergone a number of modern alterations, including a two storey contemporary extension, with the addition of formal landscaping and outbuildings within its curtilage.
- 6.18 Wood Grange is a Grade II Listed Building positioned to the south-east of the application site. This property has undergone limited alterations, although additional ancillary buildings have been erected within its grounds.
- 6.19 The proposed development would further formalise the setting of Bulls House, introducing a built form to the north. However, it is noted that the Listed Building sits within close proximity to the built-up and semi-urban area of Cowfold. Given the relatively enclosed nature of the site, and its relationship with the surrounding built form and locality, it is considered that on balance, the proposed development would not result in harm to the context or interpretation of the Listed Building and its setting.

Amenity Impacts

- 6.20 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.21 The site is bound by residential properties to the south-east, one of which is positioned directly adjacent to the public highway, with the southern-most property set back in line with the boundary of the application site. It is noted that the proposal would retain the mature tree line to the eastern boundary, with the built form separated by the access track. Whilst soft landscaping cannot be relied upon to protect residential amenities from harm, this is considered to be a reasonable action to mitigate potential harm, particularly to the neighbouring property of Bulls House.
- 6.22 The existing property of Cedar Leas is positioned directly to the north of Plot 1, with the surrounding residential dwelling positioned to the south and east of the application site, positioned between approximately 30m and 100m from the application boundary.

- 6.23 The proposed dwellings would be positioned to the far east of the site, with Plots 1 to 5 built along a continuous build line, with Plots 6, 7, and 8 positioned at 90 degrees to the other dwellings, and positioned along a staggered build line. The dwellings would be oriented so that the rear amenity space would extend to the south and west, with landscaping retained to the eastern boundary of the application site.
- 6.24 Given the siting and orientation of the proposed development, it is not considered that the additional 8 no. dwellings would result in harm to the amenities and sensitivities of the neighbouring properties. Furthermore, the spacing between the proposed dwellings and their relationship to each other is considered sufficient to restrict potential conflict.
- 6.25 The proposed development is therefore not considered to result in harm to the amenities and sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Existing Parking and Traffic Conditions

- 6.26 Policy 41 states that development should provide safe and adequate access and parking, suitable for all users.
- 6.27 The proposed development would utilise the existing access from Henfield Road, and would extend this access drive to run along the western boundary of the application site. Each dwelling would benefit from between two and three allocated parking spaces, comprising access to car port and driveway parking.
- 6.28 Initial concerns were raised by the Highways Authority in respect of potential visibility at the access to the north. Following further consideration of the scheme, taking into account the specific local context, conditions, and evidence provided within the Transport Statement, it is not considered that a reason for refusal could be justified on these grounds.
- 6.29 On balance, the Highways Authority considers that the proposed development, whilst intensifying the use of the access, would not result in material harm to the function or safety of the highway network, in accordance with Policy 41 of the Horsham District Planning Framework (2015).

Affordable Housing Contribution

- 6.30 Policy 16 of the Horsham District Planning Framework relates to meeting housing needs. In particular, part 3 of this policy relates to the provision of affordable housing for all residential development of 5 or more dwellings. Part 3.b) states that on sites of 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 to the developer of providing the units on site would be anticipated. This policy was considered sound by the Planning Inspector prior to adoption of the HDPF, stating that there was sound justification for the policy, with the clear need for affordable homes in Horsham likely to come from smaller sites. Whilst this position may change if the draft NPPF comes into effect without being amended, this remains the current policy of the HDPF.
- 6.31 The 20% affordable housing requirement under Policy 16 of the HDPF requires the provision of 2 affordable units on the application site. The accompanying Planning Obligations and Affordable Housing SPD 2017 states that the Council will expect developments of this size to provide 20% affordable housing on-site, or in exceptional circumstances by way of an equivalent financial contribution.
- 6.32 The applicant has provided correspondence between local Registered Providers stating that they would be unwilling to manage this small number of affordable units on the site. Following verbal discussion with HDC Housing officers, it has been confirmed that in this case a financial contribution in lieu of on-site provision would be acceptable under the

terms of the SPD. Utilising the methodology set out in the SPD, this development generates a required financial contribution of £151,435.00.

- 6.33 The applicant has submitted a draft Unilateral Undertaking (UU) to provide this financial contribution for off-site affordable housing provision. Subject to the draft UU being completed the proposed development would appropriately meet its affordable housing requirements in accordance with Policy 16 and the accompanying Planning Obligations and Affordable Housing SPD 2017.

Other Matters

- 6.34 Wealden District Council (WDC) has objected to the application on the grounds of the potential impact on the Ashdown Forest Special Area of Conservation (SAC) / Special Protection Area (SPA), Lewes SAC and Pevensey Levels SAC. WDC objected to the scheme on the grounds that it is unproven that the traffic created by this proposal would result in air pollution which would detrimentally affect the biodiversity and ecology at the three SACs.
- 6.35 A number of recent decisions by the Secretary of State (SoS) relating primarily to applications for housing within Mid-Sussex District have addressed potential impact on the Ashdown Forest SAC/SPA, Lewes SAC and Pevensey Levels SAC. These schemes were of a much larger scale (approximately 500 units) than the current proposal, and were situated in closer proximity to the SAC and SPA. Having considered the evidence, the SoS concluded that the schemes would have no likely significant effect on the SAC and SPA, either alone or in combination with other plans and projects, and as such a full Appropriate Assessment would not be required.
- 6.36 The application site and proposed scheme differs from these recent appeals in a number of ways. The site is located at a further distance from the Ashdown Forest SAC/SPA, Lewes SAC and Pevensey Levels SAC, with the proposal of a smaller scale in comparison. In addition, the application site does not benefit from direct travel routes to the SAC and SPA.
- 6.37 Given the location of the site, the scale of the proposed development, and the distance from the Ashdown Forest SAC/SPA, Lewes SAC and Pevensey Levels SAC it is considered that the proposed scheme would have no likely significant effect on the SAC and SPA. As such, Horsham District Council as the Competent Authority does not require an Appropriate Assessment to be completed, and the proposed development can proceed without significant adverse effects on the integrity of these Internationally Designated Sites.
- 6.38 It is noted that a number of representations have raised concern in respect of the ownership of the existing drive. This is a civil matter and is not a planning matter, and as such is afforded little weight in the determination of the application.
- 6.39 A number of objections have also raised concerns in respect of flooding. The application site lies outside of any designated Flood Zone, with the imposition of a Surface Water Drainage condition considered reasonable to address possible surface run-off issues.
- 6.40 The site is located close to the Cowfold Air Quality Management Area (AQMA). Given the scale of the development, there would likely be some impact on air quality within the AQMA requiring mitigation under policy 24. In accordance with the Type 1 recommendations of the Planning Advice Document 'Air Quality and Emissions Reduction Guidance' (2014), and as supported under paragraph 35 of the NPPF and Policy 41 of the HDPF, a condition is recommended to secure provision for electric vehicle charging points for each dwelling within the proposed development.

Conclusion

- 6.41 The proposed development is considered to be acceptable in principle, and is considered to be of a nature, form, and layout that would sit appropriately within the context of the site and locality. Furthermore, it is considered that the proposed development would not result in harm to the amenities or sensitivities of neighbouring properties, or the function and safety of the highway network. As such, the proposed development is considered to accord with national and local planning policies subject to the completion of a legal agreement to secure the necessary contribution towards affordable housing provision in the district.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.42 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.43 **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	967.73	0	967.73
	Total Gain		
	Total Demolition		

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

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

7. RECOMMENDATIONS

- 7.1 That the application is approved subject to a Legal Agreement to secure a contribution towards affordable housing, and the following conditions.

Conditions:

1 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:** 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 16-1096-005B received 14.11.2017, 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).

- 4 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding, where appropriate
- v. the provision of wheel washing facilities if necessary
- vi. measures to control the emission of dust and dirt during construction
- vii. 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 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 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).

- 7 **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).

- 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 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).

- 9 **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 landscape scheme shall include the following details and measures:
- Details of all trees to be retained on and adjacent to the site and measures for their protection during construction works
 - Details of all planting, including species, planting size and planting method (for any trees)
 - Details of all hard surfacing materials and finishes
 - Details of all external lighting
 - Ecological enhancement measures set out in Section 5 of the Phase 1 Ecological Survey by Robson Ecology Ltd, dated May 2017

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. 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).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a landscape management 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 shall be 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).

- 11 **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 associated with that dwelling 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).

- 12 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling within the development hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall have been implemented in accordance with the approved details as shown on plan 16-1096-005B received 14.11.2017. The parking, turning and access facilities shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling within the development hereby permitted, provision for the charging of electric vehicles for that dwelling shall have been installed in accordance with details that have been submitted to and been approved in writing by the Local Planning Authority. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate against the impact of the development on the Cowfold Air Quality Management Area in accordance with Policies 24 and 41 of the Horsham District Planning Framework (2015).

- 14 **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 number 16-1096-005B received 14.11.2017. 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).

- 15 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 16-1096-005B received 14.11.2017. 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 (or use) of any part of the development hereby permitted, visibility splays for the access(es) serving the development shall be provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

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

- 17 **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).

- 18 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the measures set out in Section 5 of the Phase 1 Ecological Survey by Robson Ecology Ltd, dated May 2017.

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).

Background Papers: DC/17/2352