



TO: Planning Committee South

BY: Head of Development

DATE: 16 October 2018

DEVELOPMENT: Variation of Condition 1 (plan numbers) to previously approved application DC/16/1860 (Erection of new build 32 bed dementia care home on land to the rear of The Anchorage Residential Home). Proposed installation of 5no. dormer windows to facilitate the creation of 8no. additional bedrooms within the approved roofspace.

SITE: The Anchorage Coombelands Lane Pulborough West Sussex RH20 1AG

WARD: Pulborough and Coldwaltham

APPLICATION: DC/18/1431

APPLICANT: **Name:** Nick Wyatt **Address:** The Anchorage Coombelands Lane Pulborough West Sussex RH20 1AG

REASON FOR INCLUSION ON THE AGENDA: By request of Pulborough Parish 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 This is a Section 73 application which seeks amendments to the planning permission as approved under DC/16/1860 for a 32 bed dementia care home.

1.3 The proposed amendments relate to the use of the approved building's roof space, which was previously shown on the approved plans to be boarded and used as an area for back of house storage. Under this current Application, it is proposed to use this area of the roof space to create 8 additional bedrooms and associated living facilities (bathrooms, lounge and kitchen area) for dementia care patients. This amendment to the current planning permission would bring the total number of patient bedrooms from 32 to 40.

1.4 This proposal requires amendments to the external appearance of the building through the introduction of 5 new dormer windows and 8 roof lights. This includes 2 new dormer windows to elevation 'B', 2 new dormer windows and 4 roof lights to elevation 'F' and 4 new roof lights to elevation 'G'.

DESCRIPTION OF THE SITE

- 1.5 The application site forms a 0.53 hectare parcel of unused land on the western side of Pulborough, directly south west of the existing care facility at the Anchorage. To the east and south of the site is a railway line, with Pulborough Station approximately 300m south of the site with an intervening area of industrial development together and station car park. To the north is an open field with the approved access travelling along its western edge. To the north east is the existing care home.
- 1.6 The site abuts the defined settlement boundary of Pulborough, which lies to the south and across the railway line to the east. The Pulborough Conservation Area abuts the site along its eastern boundary, and encompasses the existing building at the Anchorage and large areas of Pulborough across the rail line to the east. This includes Church Place which provides for the main access route to the site from Pulborough. Church Place contains a number of listed buildings (including a Grade I listed Church), whilst further Grade II listed building sit opposite the existing Anchorage care home to the northeast of the site.
- 1.7 To the west of the site is a ploughed field which slopes down to the north to its boundary with Coombelands Lane. There is a footpath travelling east to west through the field following a line of trees. The footpath travels over 340m west to the west boundary of the field where it meets a bridleway travelling north to south along that west field boundary. The site provides for limited views over the South Downs National Park which is located over 350m to the west.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

- 2.2 **National Planning Policy Framework**

- 2.3 **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 10 - Rural Economic Development
Policy 18 - Retirement Housing and Specialist Care
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 - Protected Landscapes
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

2.4 RELEVANT NEIGHBOURHOOD PLAN

Pulborough was designated as a Neighbourhood Plan Area in 2014. Discussions are ongoing with the District Council to progress a Plan to Regulation 14 initial consultation stage.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/1860	Variation of condition 1 to previously approved application DC/15/1547 (Erection of new build 32 bed dementia care home on land to the rear of The Anchorage Residential Home); relating to amendments to the design and height of the roof of the building to facilitate the creation of additional first floor space to provide 3 x 2 bedroom self-contained staff accommodation units, along with elevational alterations, changes to external finishing materials and amendment to landscaping scheme.	Application 21.12.2016	Permitted	on
DC/15/1547	Erection of new build 32 bed dementia care home on land to the rear of The Anchorage Residential Home.	Application 31.03.2016	Permitted	on

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 Conservation:** No objection.
The dormer windows will not increase the impact of the care home compared with the previously permitted scheme.
- 3.3 **HDC Landscape Architect:** No objection.

OUTSIDE AGENCIES

- 3.4 **WSCC Highways:** No objection.
The various amendments are noted. The main change is the increase in the number of resident bedrooms from 32 to 40. A Transport Statement has been submitted in support of the proposed changes.
With regards to the increase in rooms, this will result in a slight increase in the number 12 hourly (7am to 7pm) vehicle trips from 111 to 139. In light of these trips being spread over the course of a 12 hour period, the increase is not considered to result in any severe capacity issues. No changes are otherwise proposed to the permitted access or parking arrangements. No highway objection would be raised. All previously recommended conditions and informatives remain applicable.

PARISH COUNCIL

- 3.5 **Pulborough Parish Council:** Objection

Pulborough Parish Council reiterate previous objections on the ground of over development and also members' previously recorded serious concerns regarding access / utility service issues to the site. In addition, Members object for the following reasons:

- The traffic survey that has been conducted has been conducted in the wrong location
- The increase in the number of rooms is not acceptable in terms of extra journeys bringing in extra traffic
- The stated change over periods are incorrect

PUBLIC CONSULTATIONS

3.6 Six letters of representation from three households were received objecting to the proposal. The points raised in these letters can be summarised as follows:

- The original planning permission was granted for a single storey building. To increase this by incorporating a second floor and with an increased roof height in part of the building is not acceptable and is out of keeping with the area, being on the edge of the South Downs National Park.
- The addition of 8 bedrooms constitutes an overdevelopment of the site
- There will be an increase in traffic leading in and out of Coombelands Lane at a point which is unsuitable for heavier traffic flow.
- The access point onto Coombelands lane is not safe
- There will be safety implications associated with an increase in traffic flows along Coombelands Lane due to visitor numbers
- Inadequate monitoring of the traffic along Coombelands Lane has been undertaken, traffic monitoring should be undertaken along Church Place which takes all the traffic for the Anchorage, as well as 2 churches and around 30 residential dwellings. This would show the true impact of new traffic (including construction traffic), so that the impact of a Dementia home can be accurately assessed
- Church Place is the heart of the historic part of Pulbrough. It already suffers from cars travelling at excessive speeds through narrow lane, traffic backing up and lorries getting stuck. This proposal would only exacerbate the existing situation
- Construction traffic could damage the historic pavement outside Church House which is privately owned.
- Construction traffic will not have a wide enough turning circle to be able to construct the new access road or to access the construction site for the new dementia home without crossing land to the East which is not under the ownership or control of the developer.
- The plan show gas being accessed from Coombelands Lane. There is no gas pipework here to support this.
- There is no electricity enabling access to the network from Coombelands Lane.
- Coombelands Lane floods regularly throughout the winter months. Drainage issues need to be resolved so all water is taken off into the drainage system and no water on the road can pond or freeze.
- The amendments as now proposed are going above and beyond what was originally permitted and what would originally have been considered acceptable.

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

Principle of Development

- 6.1 The application proposes an amendment to planning permission DC/16/1860. The application is made under section 73 of the Town and Country Planning Act 1990 (as amended), and proposes the variation of the 'approved plans' condition to substitute the proposed revised drawings. The granting of planning permission under s73 results in the issuing of a new planning permission, and the developer then has the option of implementing either the original planning permission or the amended scheme. If permission is granted under this application, it would be subject to the same time limit for implementation as the original permission, and the same conditions. Under the requirements of s73, the Council is only allowed to consider the question of the conditions subject to which planning permission should be granted. The principle of development therefore cannot be re-visited and the main consideration for this application is therefore the acceptability of the proposed amendments.

Design and Appearance

- 6.2 Policy 33 of the HDPF requires development to conserve and enhance the built environment through ensuring that development is locally distinctive in character, respectful of the character of the surrounding area (including its overall setting, townscape features, views and green corridors), of a high standard of building materials, finishes and landscaping and presumes in favour of the retention of natural features (such as trees, hedges, banks and watercourses). Furthermore that development is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land.
- 6.3 Policy 34 of the HDPF requires development to reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques. In addition to make a positive contribution to the character and distinctiveness of the area and to ensure that development in conservation areas is consistent with the special character of those areas.
- 6.4 The amendments proposed under this Application relate to the use of roof space, which was previously shown on the approved plans to be boarded and used as an area for back of house storage. Under this current Application, it is proposed to use this area of the roof space to create 8 additional bedrooms and associated living facilities (bathrooms, lounge and kitchen area) for dementia care patients. This amendment to the current planning permission would bring the total number of patient bedrooms from 32 to 40, resulting in an increase of 8 bedrooms.
- 6.5 The footprint of the building and its overall height would not be altered, however 5 new dormer windows and 8 roof lights are proposed to the roof to provide the necessary room space. This is in addition to the 13 rooflights approved under the current permission. Given the extent, form and footprint of the approved single storey building, it is not considered that the addition of 5 suitably scaled and positioned dormer windows and 8 additional rooflights would harm the appearance of the building or the wider area. The Council's Conservation Officer has advised that the dormer windows will not increase the impact of the care home compared with the previously permitted scheme. Consequently it is not considered that the proposed amendments would result in harm to the setting of nearby heritage assets including the adjacent Pulborough Conservation Area and listed buildings, including the Grade I listed St Mary's Church. This conclusion includes consideration of the impacts of increased traffic movements on the setting of the listed buildings along Church Place.

- 6.6 Similarly, it is not considered that the proposed amendments would have a harmful impact on the landscape character of the area, or to the setting of the South Downs National Park, given their modest scale relative to the existing planning permission. The Council's Landscape Architect has raised no objections on landscape grounds, subject to the application of the relevant landscaping conditions.
- 6.7 In light of the conclusions of the Landscape Architect and Conservation Officer, it is considered that the proposed amendments to the proposal are acceptable in terms of design, appearance and visual impact in accordance with Policies 25, 33 and 34 of the HDPF.

Highways Impact

- 6.8 The development as now proposed incorporates an additional 8 dementia care bedrooms. The Highway Authority have advised that this amendment does not materially alter the scheme from a highway capacity or safety point of view. No objections are therefore raised in respect of highways and parking.
- 6.9 Policy 39 of the HDPF requires there to be sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development, or that suitable mitigation arrangements for the improvement of the infrastructure are provided. Policy 40 of the HDPF requires development to provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and delivery of goods. In addition Policy 41 states that adequate parking and facilities must be provided within developments to meet the needs of the anticipated users. The proposed amendments retain 10 parking spaces for staff and visitors to the development which is considered appropriate given the nature of the development and the transport demand it would likely generate. Although the WSCC parking calculator requires a maximum of 15 spaces for a C2 care home use (2 for residents, 5 for visitors, and 8 for staff), given that staff would be shared with the existing care home adjacent to the northeast, and that dementia care occupiers would be unlikely to require parking, it is considered that 10 spaces is an acceptable provision. In the worst case scenario the 6m wide access road would be capable of safely providing overspill parking away from the public highway.
- 6.10 In terms of highways impact, although traffic movements across the day (7am to 7pm) would increase from an estimated 111 to 139, this equates to an average of between 10 and 11 per hour. This is not considered significant such that a severe harm to the highway network would result, in particular having regard existing traffic volumes on Coombelands Lane and Church Road. In terms of highway safety, the access arrangements remain as previous, and were subject to a Road Safety Audit as part of the consideration of the original planning permission. Subject to the conditions requiring visibility splays to be provided, it is not considered that the increased capacity of the care home would lead to highway safety issues.

Other Matters

- 6.11 No objection was previously raised in respect of other matters including the archaeology, ecology, drainage and sustainability impacts of the development, and the proposed alterations do not impact on these matter. Whilst concerns have been raised by objectors over increased flood risk, this is suitably controlled by condition as per the existing planning permission. All other conditions to the existing planning permission have been re-applied to ensure the proposals remain in accordance with the development plan. This includes conditions to ensure suitable visibility splays are provided at the site entrance, controls over construction hours, and the provision of the access and parking facilities prior to first occupancy.

Conclusions

- 6.12 The principle of a care home on this site has been established by the existing extant planning permission. The proposed roof alterations to increase the capacity of the dementia care home from 32 beds to 40 beds, in tandem with the alterations previously approved to provide staff overnight accommodation, would not fundamentally alter the nature or extent of the planning permission and as such can be considered by way of an amendment to the original planning permission under Section 73 of the Town and Country Planning Act (as amended). The alterations would not harm the appearance of the building or wider area, including the setting of the Pulborough Conservation Area, Grade I and II listed buildings in the vicinity of the site, or the South Downs National Park. The increased number of bedrooms would not increase traffic generation in the area such that the impact on the highway network would be severe. Furthermore the proposals would not result in highway safety issues subject to the retention of the conditions applied to the original planning permission. The proposed amendments are therefore considered acceptable in accordance with the HDPF and NPPF.

7. RECOMMENDATIONS

- 7.1 To approve planning permission, subject to the following conditions:

Conditions:

1. **Plans Condition**

2. **Standard Time Condition:** The development hereby permitted must be commenced by the 31.03.2019.

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

3. **Regulatory Condition:** No construction works shall take place other than between the hours of 0800 - 1800 Monday to Friday, 0900 - 1300 on Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed, in writing, by the Local Planning Authority.

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

4. **Pre-Commencement Condition:** No development shall be carried out, including any works of demolition, until a Construction Environmental Management Plan (the Plan) has been submitted to and approved, in writing, by the Local Planning Authority. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location;
- ii. Hours of operation
- iii. Details of how residents will be advised of site management contact details and responsibilities
- iv. Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil)
- v. The anticipated number, frequency and types of vehicles used during construction,
- vi. Details regarding parking of site operatives and visitors, deliveries, and storage;
- vii. The method of access to and from the construction site
- viii. The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc.

- ix. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination
- x. Locations and details for the provision of wheel washing facilities, dust suppression facilities and the management of noise
- xi. The provision of measures to prevent drainage of water from the site onto the public highway,
- xii. Details of how the site access will be constructed including where plant machinery will be located and details of any mitigation measures required to reduce the impact on existing road users

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

5. **Pre-Commencement Condition:** No development shall be carried out until a desktop study and risk assessment to address any contamination have been submitted to and approved, in writing, by the Local Planning Authority. If this study deems necessary, then an intrusive investigation and further risk assessment will need to be submitted to and approved, in writing, by the Local Planning Authority. The scope of the investigation shall be agreed with the Council in advance of the works. The risk assessment will assess the degree and nature of any contamination on site and assess the risks posed by any contamination to human health, controlled waters and the wider environment. A detailed method statement for any required remediation works will need to be submitted to and approved, in writing, by the Local Planning Authority. No development shall be carried out until any required remediation works have been completed and a validation report to verify these works has been submitted to and approved, in writing, by the Local Planning Authority.

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 comply with Policy 24 of the Horsham District Planning Framework (2015).

6. **Pre-Commencement Condition:** No development shall be carried out until a Landscape and Ecological Management Plan (the Plan) has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved Plan and the measures contained within it unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In the interests of preserving the local bat population and to comply with the NPPF and with Policy 31 of the Horsham District Planning Framework (2015).

7. **Pre-Commencement Condition:** No development shall be commenced until precise details of the finished floor levels of the development in relation to a nearby datum point have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8. **Pre-Commencement Condition:** No development shall be carried out until details of a surface water drainage strategy, based on the principles of Sustainable Drainage Systems (SuDS), have been submitted to and approved, in writing, by the Local

Planning Authority. The strategy shall be in accordance with the principles of the Technical Guidance to the NPPF (or any subsequent version). The surface water drainage strategy shall:

- a.) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b.) include a timetable for its implementation; and
- c.) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure a satisfactory standard of development in accordance with Policy 38 of the Horsham District Planning Framework (2015).

9. **Pre-Commencement Condition:** No development shall be carried out until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved foul and surface water sewerage disposal details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development in accordance with Policy 38 of the Horsham District Planning Framework (2015).

10. **Pre-Commencement (Slab Level):** No development above slab level shall be carried out until details of external facing and roof materials have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11. **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of boundary treatments, including around the perimeter of the residents gardens, shall have been submitted to and approved, in writing, by the Local Planning Authority. The development shall not be brought into use until the boundary treatments, including the boundary around the perimeter of the residents garden, have been installed in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

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

12. **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

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

13. **Pre-Occupation Condition:** No development shall be occupied until car parking has been provided in accordance with the details shown on the approved plan (Plan no. 202 received 6 July 2018). The approved car parking shall be retained for the purpose

of car parking at all times unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity and highway and pedestrian safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).

14. **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until the cycle parking and refuse storage facilities serving it have been constructed and made available for use in accordance with approved drawing numbers AL(9)904 rev C and 205 rev 3 received 6 July 2018. 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 and storage of refuse in accordance with Policies 32 and 40 of the Horsham District Planning Framework (2015).

15. **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, the parking, turning and access facilities shall be implemented in accordance with the approved details as shown on plan no. AL(9)903 rev D received 6 July 2018 and 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).

16. **Pre-Occupation Condition:** Prior to the first use of the development hereby permitted, the vehicular access shown on the approved drawing no. AL(9)903 rev D received 6 July 2018 shall have been provided in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority. The approved access shall be retained at all times.

Reason: In the interests of highway safety and the amenities of the area and to comply with the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

17. **Pre-Occupation Condition:** No development shall be occupied or brought into use until vehicular visibility splays of 2.4m by 43m have been provided to the east and west of the site access to Coombelands Lane, unless otherwise agreed, in writing, by the Local Planning Authority. The approved visibility splays shall be retained at all times thereafter unless otherwise agreed, 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 0.6m above adjoining carriageway level unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of the area and to comply with the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

18. **Pre-Occupation Condition:** No development shall be brought into use until a Delivery, Collection and Service Management Plan (the Plan) has been submitted to and approved, in writing, by the Local Planning Authority. The Plan shall set out the arrangements for loading and unloading of deliveries to the proposed development, the location and frequency of deliveries and the arrangements for the collection of refuse. The development shall be operated in accordance with the approved plan unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In the interests of highway safety, to safeguard the operation of the public highway and in the amenities of the area and to comply with the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

19. **Pre-Occupation Condition:** No development shall be brought into use until an employee training programme has been submitted to and approved, in writing, by the Local Planning Authority. The training programme shall include measures to support employee skills development, identify local training and development opportunities and include details of a mechanism for the success of the training programme to be reviewed in consultation with the Local Planning Authority. The training programme, and approved measures, shall be fully implemented at all times unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In the interests of promoting and supporting the local rural economy and to comply with the aims and objectives of the NPPF and Policy 10 of the Horsham District Planning Framework (2015).

20. **Regulatory Condition:** No development shall be carried out other than in accordance with the approved Landscape plan (ref: 920 C, received on 6 July 2018) unless otherwise agreed, in writing, by the Local Planning Authority. All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory development and in the interests of amenity in accordance with the NPPF and with Policies 25, 26, 31 and 33 of the Horsham District Planning Framework (2015).

21. **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, 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 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).

22. **Regulatory Condition:** The on-site ancillary staff accommodation shall be used for no purpose other than as ancillary staff accommodation.

Reason: To prevent the creation of independent units or residential accommodation outside of the Built Up Area Boundary and to comply with the NPPF and with Policies 1, 2, 10, 18, 26 and 32 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

- a. The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction

traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

- b. The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover any off-site highway works. The applicant is requested to contact the Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- c. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Background Papers: DC/18/1431