



PLANNING COMMITTEE REPORT

TO: Planning Committee (South)

BY: Head of Development

DATE: 18 June 2019

DEVELOPMENT: Erection of 4 dwellings together vehicular access, car parking and landscaping.

SITE: Land South of Massey Close Storrington Road Thakeham RH20 3EQ

WARD: West Chiltington, Thakeham & Ashington (previously Chanctonbury before May 2019 boundary changes)

APPLICATION: DC/18/1515

APPLICANT: **Name:** Abingworth Developments Ltd **Address:** c/o Agent

REASON FOR INCLUSION ON THE AGENDA: The application represents a departure from the development plan, and;

More than eight persons in different households have made written representations raising material planning considerations that are inconsistent with the recommendation of the Head of Development.

RECOMMENDATION: To delegate authority to the Head of Development to grant planning permission subject to appropriate conditions and the completion of a s106 legal agreement to secure affordable housing.

In the event that the legal agreement is not completed within three months of the decision of this Committee, the Director of Place be authorised to refuse permission on the grounds of failure to secure the obligations necessary to make the development acceptable in planning terms.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The proposal has been amended during the application process and now seeks the addition of 4 new dwellings on this plot, rather than 5 as originally proposed, accompanied by a total of 8 parking spaces. These 4 dwellings are proposed to be affordable shared ownership.

1.3 The submitted drawings show the provision of 4 x 3-bedroom dwellings, arranged as two pairs which back onto the woodland belt to the south-west.

- 1.4 The design aesthetic incorporates stock brick, render and weatherboard elevations with plain clay tile roofs and projecting bays and open porches.
- 1.5 It is intended that the units all be shared equity with a registered provider St Arthur's.

DESCRIPTION OF THE SITE

- 1.6 The application site forms a triangular parcel of land between the mushroom works to the west, the residential development of Massey Close to the north-east and a tree belt to the southern side. Vehicular access to the site would be by way of the continuation of the residential cul-de-sac Massey Close.
- 1.7 The southern boundary to the site is marked by a stream and then the adjacent woodland belt onto which the residential gardens of Hardbarrow Wood back. Approval of the wider Abingworth Development to the north (Massey Close) and to the eastern side of Storrington Road, included the provision of new public footpaths through the Abingworth development site and creating additional pedestrian linkages to the wider settlement. One of these new paths is to run through the adjacent tree belt to the south which will link to the nearby Public Right of Way (PROW) network, although final details of this are yet to be agreed as part of the wider Abingworth development.
- 1.8 The application site is noted to lie outside of the current defined built-up area boundary of Thakeham, which runs to the south of the site. As part of the Local Plan review, which is currently being undertaken, the BUAB boundary of Thakeham is set to include the wider Abingworth development site to the east, but would still exclude the mushroom works, Massey Close and application site, leaving these areas to fall within the countryside in policy terms.

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 4 - Strategic Policy: Settlement Expansion
- Policy 7 - Strategic Policy: Economic Growth
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 17 - Exceptions Housing Schemes
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 27 - Settlement Coalescence
- 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

Supplementary Planning Guidance:

2.3 Planning Obligations and Affordable Housing (Sept 2017)

RELEVANT NEIGHBOURHOOD PLAN

2.4 The Thakeham Neighbourhood Plan has been formally 'Made' in January 2017. The relevant policies are as follows:

Thakeham 1: Spatial Plan for the Parish
Thakeham 4: Abingworth Nursery
Thakeham 6: Design
Thakeham 10: Green Infrastructure and Valued Landscape

PLANNING HISTORY AND RELEVANT APPLICATIONS

2.5 There is no recent and relevant planning history relating to the site.

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 Waste Services:** Comment.

- Further to the above application with the additional 4 dwellings we believed the turning point and the end of the development is the issue. If the developer places parking restrictions within this area there will be no obstruction from park vehicles.

3.3 **HDC Landscape Architect:** No Objection on landscape grounds.

- The site is enclosed to the South and East by woodland which is bounded by a small stream and a small residential development to the North and the Sussex Mushroom Farm to the West.
- The parcel of land is completely enclosed on all four sides by buildings or woodland and as such the proposed development would not be visible from outside of the site nor would it have any detrimental effect on the character of the wider landscape.
- Land immediately adjoining the site has recently been developed as an initial phase of a larger development (planning application DC/16/0871). The remaining phases will be built out on the opposite side of Storrington Road - directly due East of the proposed site.
- The layout and density of the proposal appears cramped in relation to the site boundaries. Plot 1 is far too close to the Mushroom Farm. It is suggested that 3 dwellings in a terrace instead of the 2 x semi-detached proposed would be a better solution. The dwelling proposed for Plot 5 is overly large and bears no relation to any of the neighbouring, existing properties. In order to maintain a sense of cohesiveness all new

dwellings should relate sympathetically to the surrounding built form in terms of scale, massing and appearance. (Policy 33) This could be achieved by a reduction in size of the dwelling on Plot 5 in addition to the recommendations for plots 1 - 4.

3.4 **HDC Environmental Health:** Comment.

- Whilst the revision to the original layout is welcome, the use of the picking sheds adjacent to the site is still of concern and subject to an ongoing investigation into noise nuisance.
- Earlier comments are therefore reiterated;
- "The application will introduce residential receptors in immediate proximity to the established mushroom farm and other commercial uses. An environmental noise assessment should be provided which demonstrates that the suitability of the site for residential development and that such development will not cause current commercial activities to be restricted."

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

- In the event of approval, a condition would be recommended to secure Foul and Surface Water strategy details

OUTSIDE AGENCIES

3.6 **WSCC Highways:** No Objection.

3.7 **WSCC PROW:** Comment.

- Conversations regarding the addition of a Bridleway link continue. At present no PROW are directly affected by this proposal.
- If access to the development will be required via High Bar Lane it should be noted that this is also a Bridleway and appropriate site management plans should be in place to avoid conflict between site traffic and users, particularly equestrian and cyclists who will use the roadway itself.

3.8 **Ecology Consultant:** No Objection subject to condition.

3.9 **Southern Water:** Comment.

- Please find attached a plan of the water main records showing the approximate position of a public water distribution main within the access to the site. The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised.
- All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. No excavation, mounding or tree planting should be carried out within 6 metres of the public water main without consent from Southern Water.
- Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property.
- Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.
- If the applicant proposes to offer a new on-site foul sewerage pumping station for adoption as part of the public foul sewerage system, this would have to be designed and constructed to the specification of Southern Water Services. A secure compound would be required, to which access for large vehicles would need to be possible at all times. The compound will be required to be 100 square metres in area, or of some such approved lesser area as would provide an operationally satisfactory layout. No habitable rooms should be located less than 5-15 metres from the pumping station compound boundary (depending on the type of wastewater pumping station), in order to protect the amenity of prospective residents.

PUBLIC CONSULTATIONS

- 3.10 To date, 5 further comments have been received in response to the amended 4-dwelling scheme:
- Loss of wildlife / ecology - birds nesting in trees and rabbits in application area.
 - Questionable need for the development with empty homes in Thakeham.
 - Area already overdeveloped.
 - Understood there to be no further need for new housing in Horsham District.
 - Small Plots - squeezed in development - harmful to Massey Close.
 - Design would look different to Massey Close.
 - Disruption to existing residents during build process - dangerous and highly disruptive.
 - Loss of privacy and way of life of nearest affected neighbours - No.22 Massey Close would be significantly overlooked.
- 3.11 Objections are noted from 8 neighbouring and nearby properties in response to the initial 5-dwelling scheme:
- Potential impact of development on band of trees to the rear of Hardbarrow Woods.
 - Proposals unclear on retention or loss of trees.
 - Loss of the trees would result in loss of privacy, a sound break and wildlife habitat.
 - Poorly drained stream at rear of the site - alongside Hardbarrow Woods - increased burden.
 - Further diminishment of character which is already affected by recent development.
 - Increased traffic - noise from recently installed traffic calming measured - dangers to residents / children living in existing Massey Close cul-de-sac.
 - Cllrs have stated (in 2011) that development on 'Abingworth' site should be limited.
 - Loss of privacy to rear of houses and gardens in Massey Close / Hardbarrow Woods.
 - Purchased property in Massey Close / Hardbarrow Woods understanding that no further development would occur and retention of woodland.
 - Loss of peace and tranquillity.
 - Council 'promised' that no loss of woodland would occur when property purchased in 2015 - as part of Abingworth Meadows site.
 - Disruption and noise during building recent works.
 - Increased noise from resulting development / occupants.
 - Potential risk to existing buildings if trees are removed - 'heave'.

PARISH COUNCIL COMMENTS

- 3.11 **Thakeham Parish Council:** No Objection.
- The amended 4-dwelling scheme sits somewhat better within the site, thus seeming to address issues relating to vehicles, parking and noise disturbance.
 - The scheme would provide much-needed affordable accommodation, in line with the Neighbourhood Plan aims, and at a location that makes sense in term of access and the BUAB.
 - Reiteration of previous request for s106 contributions towards delivering High Bar playground improvements – to mitigate direct impact of the development in terms of additional pressure on community infrastructure / in this instance children's recreational play facilities.

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 to consider in the determination of this application are:
- Principle of the development considering its location outside the current defined BUAB and proximity to Thakeham village.
 - Impact on context, character and neighbouring residential amenities.
 - Potential impact on landscape setting.

Principle of Development

- 6.2 Policy 2 of the HDPF seeks to maintain the District's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment as set out within policy criteria. The policy sets out the Council's main strategy for the location of development across the District and aims to concentrate development in and around the main settlement of Horsham and to allow growth in the rest of the District in accordance with the settlement hierarchy.
- 6.3 Policy 3 of the HDPF 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 identified settlement hierarchy set out within the policy.
- 6.4 Under Policy 3 of the HDPF, Thakeham is considered to be a 'smaller village', which is noted to have limited services, social networks, but has good accessibility to larger settlements upon which residents are reliant for most of their requirements. However, the site currently lies outside of the defined Thakeham built-up area boundary (BUAB), and is therefore considered to be sited in the countryside for planning purposes, despite being in close proximity to established housing to the southern side, and a recent residential development (part of the Abingworth Nursery development) to the north.
- 6.5 Policy 4 of the HDPF permits settlement expansion only where allocated within either the HDPF or a Neighbourhood Plan. In this instance, the site is not allocated, therefore its development for housing runs contrary to Policy 4. Furthermore, the nature of the development cannot be said to be 'essential to its countryside location', thereby conflicting with Policy 26 of the HDPF. On this basis alone, the development of the site for housing falls to be considered as a departure from the development plan.
- 6.6 The conflict with policies 4 and 26 of the HDPF carries significant weight against the grant of planning permission. However, in this instance there are material considerations that outweigh this conflict. The principal consideration is the recent development to the north, forming Massey Close, which forms part of the wider Abingworth development of some 146 dwellings, a village hall building (including shop and doctor's surgery), pre-school facility, and community buildings, all of which have been developed outside of the Thakeham BUAB. The residential development of Massey Close has been fully built out whilst works to the east are steadily still progressing towards completion.
- 6.7 The resultant impact of these adjacent developments has been to leave this small triangular area of land locked between the wider built development, serving no physical or visual

connection with the wider rural area beyond the mushroom farm to the west. As such the site does not contribute towards the rural setting of the village, as it cannot be readily seen from the passing public highway to the east. It is therefore considered that its development for a modestly-proportioned housing site would not have a harmful impact on the countryside.

- 6.8 Furthermore, the site is well connected to the public highway network and lies close to the planned public rights of way routes that are planned as part of the Abingworth development site. As such the residential development of the site can be considered to be sustainably located in terms of the wider development around it, notwithstanding its location outside the defined BUAB.
- 6.9 It is noted that the made Thakeham Neighbourhood Plan seeks to discourage development of rural sites, in line with national and local planning policies, seeking to confine housing and other development proposals to within the existing built up area boundaries, unless the Neighbourhood Plan has made specific provision for them or they are appropriate to a countryside location.
- 6.10 Furthermore, it is acknowledged that the Thakeham NP considers that the Abingworth Nursery and Water Lane sites provide sufficient new housing to fulfil housing needs over the lifetime of the Plan, so that there is no need to identify new housing sites within the locality. It also goes on to state that local needs for affordable housing, as identified in the Housing Needs Survey of 2009, will be met by the provision of 12 such homes under the Abingworth Nursery permission (DC/10/1314 and DC/15/1242), plus approximately 30 under the Water Lane permission (DC/13/1265). It is therefore considered that there is no justification for Thakeham to accommodate any further significant development beyond the settlement boundaries.
- 6.11 Policy 4 of the Thakeham NP does consider that there is a potential for the Abingworth site to accommodate appropriate additional development provided this is contained within the established development area, provides for special care dwellings, or includes affordable housing. (DC/10/1314 and DC/15/1242). It is noted that the application site lies outside of this development area.
- 6.12 Although contrary to Policies 4 and 26 and the Thakeham NP, the implemented residential expansion of Thakeham Village to the east of Storrington Road, and on land to the front of the mushroom works (Massey Close), are significant material considerations in the determination of this proposal. Accordingly, it is considered that the principle of the development of the site for housing can in this instance be accepted as a sustainable form of development and as a departure from the development plan.
- 6.13 Further, Policy 17 of the HDPF allows, in exceptional circumstances, for the development of affordable homes outside of the BUAB, or on unallocated sites, if there is an identified local housing need. Thakeham Parish Council refer to the recent take-up of all affordable units on the adjacent Abingworth development site, indicating an apparent unmet need for similar affordable housing in the village. It is intended that the units all be shared ownership with a registered provider St Arthur's.

Design and Appearance

- 6.14 The proposal, as revised, seeks 4 x new dwellings using a limited palette of materials and architectural features. The density of development and the relationship between the proposed new dwellings and those to the north, would therefore be commensurate and complementary.
- 6.15 The proposed materials are suggested to be secured as part of an appropriate planning condition. Accordingly, the layout, scale and design of the dwellings would not harm the character of the site or wider area in accordance with policies 32 and 33 of the HDPF. The

design and massing of the dwellings would relate primarily to the adjacent new-builds at Massey Close.

Trees and Landscaping

- 6.16 The site currently offers very little towards the wider landscaping character of the village, being an open grassed area that falls within the enclosing boundary of the mushroom works, which has been fenced off from the cul-de-sac of Massey Close.
- 6.17 Considered landscaping elements could successfully link the development site to the development along Massey Close, which exhibits a hard urban form with little visual interest to draw the eye along the roadway. An appropriate landscaping condition is advised to secure appropriate hard and soft landscape details such as fencing, paths and paving, as well as the planted areas within the forecourt, along with a management proposal for its future maintenance.

Amenity Impacts

- 6.18 Policy 33 of the HDPF seeks to avoid unacceptable harm to neighbouring amenity. Officers acknowledge the comments raised by neighbouring properties regarding loss of amenity and overlooking.
- 6.19 The properties along Hardbarrow Woods have rear gardens depths of around 13m, and combined with the proposed siting of the new housing and the intervening woodland strip, would result an overall back-to-back distance of some 30m. This distance, taken together with the siting and angle of outlook of the proposed new dwellings, would not lead to a detrimental loss of privacy or outlook to the established properties.
- 6.20 Taking account of the existing dwellings at Massey Close, it is acknowledged that concern has been raised with regard to overlooking and loss of privacy to the closest dwellings (no.17 and 22). The proposed new development would be some 21m off the existing building lines of no's 17 and 22 Massey Close. The new dwelling at Plot 1 would be some 15m off the garden boundary to no.22 Massey Close with the closest first-floor window being that of a bathroom, and therefore obscure-glazed. It is therefore considered, that the proposed development at the southern edge would not lead to significantly harmful residential impacts to existing occupants and their wider amenity values.
- 6.21 Concern has been raised from the Council's Environmental Health department, over the proximity between the new dwellings and the working mushroom farm. It is confirmed that the closest mushroom building adjacent to the application site involves the hand picking of mushrooms with no site traffic experienced alongside the residential boundary to Plot 1. Furthermore, there would be an opportunity for some landscaping and screening alongside the boundary which could offer some mitigating measures to create separation between the residential plot and the adjacent commercial site. It is also noted that there are no facing windows in the flank wall, and primary habitable accommodation is located away from the boundary. It is suggested, in line with the Environmental Health comments, that an environmental noise assessment condition should be applied.

Highways Impact

- 6.22 Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 of the HDPF requires adequate parking facilities within developments. Chapter 4 of the NPPF sets out that 'development should only be refused on transport grounds where the residual cumulative impacts of development are severe'.

- 6.23 The submitted details now show a turning head accommodated within the end of Massey Close, confirming that larger vehicles and emergency vehicles would be able to enter and turn. The proposal is not considered to lead to a significant increase in trips over and above the adjacent development at Massey Close, to lead to concerns over Highways capacity issues. Furthermore, the proposal for each dwelling to be served by 2 parking spaces accords with the WSCC parking strategy.
- 6.24 The applicant would be expected to submit details of a Construction Management Plan (CTMP/CEMP) as part of the planning conditions.

Ecology

- 6.25 The site has been assessed with a view of potential harmful impact on ecological values, and it is concluded that no harm would occur to the existing and future biodiversity values, providing the works incorporate the measures set out as part of the submitted Preliminary Ecological Appraisal. A condition to this effect is recommended.

Affordable housing

- 6.26 Policy 16 of the HDPF sets a target for the delivery of affordable housing through residential development. Contributions towards the provision of affordable housing will be either through the on-site provision of affordable homes or by financial contribution. The provision of affordable housing or financial contributions will be secured through an appropriate legal agreement, including a Unilateral Undertaking. On sites of between 5 and 14 dwellings, the Council will require on-site provision based on 20% of dwellings being affordable. The proposed development would provide 4 dwellings.
- 6.27 Policy 17 of the HDPF allows, in exceptional circumstances, for the development of affordable homes outside of the BUAB, or on unallocated sites, if there is an identified local housing need. Thakeham Parish Council refer to the recent take-up of all affordable units on the adjacent Abingworth development site, indicating an apparent unmet need for similar affordable housing in the village.
- 6.28 In this instance, the proposal would commit all of the four new dwellings as shared ownership with a registered provider, St Arthurs. These details would be subject to an appropriate s106 agreement in the event of approval.

Conclusions and Planning Balance

- 6.29 The proposed development is acknowledged to be contrary to policies 3, 4 and 26 of the HDPF by virtue of being located outside of the existing defined BUAB, unallocated for development, and not essential to a countryside location. However, the underlying reasons for these local and national rural restraint policies is to protect rural character and appropriate land uses. Although the site has not been allocated for development within the HDPF or an adopted Neighbourhood Plan, and the Council is able to demonstrate a 5 year housing land supply, the location of the site within an expanded village settlement where adjacent residential development has been accepted beyond the BUAB, enveloping the site, is a material consideration in this instance that carries significant weight. Furthermore, Policy 17 of the HDPF allows, in exceptional circumstances, for the development of affordable homes outside of the BUAB, or on unallocated sites, if there is an identified local housing need. Thakeham Parish Council refer to the recent take-up of all affordable units on the adjacent Abingworth development site, indicating an apparent unmet need for similar affordable housing in the village. In this instance, the proposal would commit all of the four new dwellings as affordable shared ownership with a registered provider, St Arthurs.
- 6.30 The proposed development has been reduced from 5 dwellings to 4 such that its layout, scale and appearance is in now of a form that addresses the site context and limitations, including

the proximity with the mushroom works, without resulting in a harmful impact on the rural setting or adjoining built development, or the amenities of adjacent occupiers.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

6.32 **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	359	0	359
		Total Gain	359
		Total Demolition	0

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

6.34 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 It is recommended that the application is approved subject to appropriate conditions.

Conditions:

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

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

- 3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
 - i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
 - ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

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

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

- 4 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all

construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

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

- 5 **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).

- 6 **Pre-Commencement Condition:** No development shall commence until a scheme for sound attenuation against external noise has been submitted to and approved by the Local Planning Authority. The scheme shall have regard to the recommendations set out in the report as may subsequently be approved. The approved sound attenuation works shall be completed before the dwellings are occupied and be retained thereafter.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level 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 will 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 each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to

enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

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).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- Details of all existing trees and planting to be retained
 - Details of all proposed trees and planting, including schedules specifying species planting size, densities and plant numbers and tree pit details
 - Details of all hard surfacing materials and finishes
 - Details of all boundary treatments
 - Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **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).

- 12 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse/recycling has been made for that dwelling in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the car parking, turning and access facilities necessary it have been constructed and made

available for use in accordance with approved drawing number 1871 1210 rev A. The parking, turning and access facilities shall thereafter be retained as such, and the turning head shall be kept clear of obstruction at all times.

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

- 14 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

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).

- 15 **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 or E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

- 16 **Regulatory Condition:** The development hereby permitted, including site clearance, lighting and ecological enhancements, shall be undertaken in strict accordance with Section 4 of the Preliminary Ecological Appraisal by the Ecology Partnership, dated June 2018, unless otherwise agreed in writing by the Local Planning Authority. The approved provisions shall be implemented before development commences and shall thereafter be retained and maintained in accordance with the approved details.

Reason: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).