



TO: Planning Committee South
BY: Head of Development
DATE: 20 October 2020
DEVELOPMENT: Erection of 3 dwellings with associated car parking and landscaping.
SITE: Land at Montpelier Gardens Washington RH20 3BW
WARD: Storrington and Washington
APPLICATION: DC/20/0660
APPLICANT: **Name:** Mr J Maple **Address:** C/O ECE Planning Ltd

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters of representation have been received within the consultation period citing a view contrary to the recommendation of the Head of Development

RECOMMENDATION: To approve Planning Permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks planning permission for the erection of 3 no. 3-bedroom dwellings with associated car parking and landscaping, comprising a single detached dwelling and a pair of semi-detached dwellings on land currently used as allotments. The dwellings have a hipped roofline and are set partially cut in the land which rises to the rear/west. Tiered retaining walls (1.4m-2m in height) with fences above are shown to the side and rear of the site to address the sloping land levels. The proposed materials would comprise brick and tiles characteristic of the area.
- 1.3 Each dwelling is shown to have tandem parking for two vehicles alongside. Two cycle parking spaces are proposed within secure sheds within the rear gardens, along with provision for refuse and recycling. Each unit would be set back from the road frontage by approximately 2.5- 3m.
- 1.4 The current proposals are an amendment from the originally submitted scheme, which was for four dwellings set in two pairs of semi-detached houses.

DESCRIPTION OF THE SITE

- 1.5 The application site (approx. 0.07ha) sits within a cluster of residential and business properties to the west side of the Old London Road, immediately west of the A24 and approximately 360m north of the Washington Roundabout. The site forms an irregular shaped parcel of land that slopes up from the east to the west, with properties on Montpelier Gardens immediately adjoining to the west. The site is currently used as an informal allotment and is owned by the applicant. The site is bounded by a mix of hedge planting to all boundaries, with a Cherry Tree set back from the site frontage. There are no trees subject to any TPO's.
- 1.6 Montpelier Gardens is characterised by 1930's red brick post war two- storey semi-detached residential dwellings with off street parking, with the wider area comprising a mix of architectural styles. Mixed industrial use commercial units are located approximately 90m 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:

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 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- 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 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 43 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

Storrington & Sullington and Washington Parishes Neighbourhood Plan (2019):

- Policy 1 A Spatial Plan for the Parishes (Inset Plan 4 relevant as identifies allocated site)
- Policy 14 Design
- Policy 15 Green Infrastructure & Biodiversity

PLANNING HISTORY AND RELEVANT APPLICATIONS

No relevant planning history

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 Environmental Health:** No Objection subject to conditions

OUTSIDE AGENCIES

- 3.3 **WSCC Highways:** No Objection subject to conditions
- 3.4 **Ecology Consultant:** No Objection subject to condition
- 3.5 **Southern Water:** No Objection

- 3.6 **South Downs National Park:** Comment

The South Downs National Park is a designated International Dark Sky Reserve and dark skies and tranquillity are a special quality of the National Park which need to be protected. Paragraph 180(c) of the NPPF 2018 outlines that development should limit the impact of light pollution on intrinsically dark landscapes and nature conservation. The site is located close to the National Park boundary, and whilst there is likely to be pre-existing lighting associated with the residential and employment uses in the locality, the SDNPA would encourage any new development to have a sensitive approach to lighting which conforms the Institute of Lighting Professionals for lighting in environmental zones, and tries to achieve zero upwards light spill in all respects.

Any lighting should also take into account the biodiversity sensitivities of the site and not disturb or harm wildlife, given the priority woodland habitat and likelihood that bats could be present or forage in the area. The Council's biodiversity officer should be able to advise further on this.

- 3.7 **Washington Parish Council:** Objection

- Overdevelopment of a small site
- Potential to loss of privacy to those living close to the site.

PUBLIC CONSULTATIONS

- 3.8 16 letters of Objection and 4 letters of Support have been received.

Reasons for Objections:

- Parking and Highway Safety
- Density
- Lack of public transport and sustainable transport opportunities
- Topography of site
- Overlooking

- Over shadowing
- Garden lengths
- Overdevelopment
- Number of objections received
- Extent of recent residential development in the area
- Impact on the character of the cul de sac
- Noise
- Lack of local amenities
- Loss of established hedges
- Ecology impact
- Impact on the existing character of the area
- Infill development not in keeping with open nature of surrounding area
- No street lighting
- Loss of trees
- Loss of sunlight
- Impact of construction and related noise on a child with Autism who lives close to the application site and is very sensitive to both noise and change.

Reasons for Support:

- Characteristic of family housing and sympathetic to surroundings
- Provides adequate car parking
- In accordance with the Neighbourhood Plan

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

- 6.1 Paragraph 2 of the National Planning Policy Framework (NPPF) states that the starting point for decision making should be the development plan and that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of planning applications.
- 6.2 The Horsham District Planning Framework (HDPF) and Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) form the development plan for this part of the district.
- 6.3 The site forms a housing allocation under Policy 1 of the SSWNP which states that:
'Development proposals outside the Built up Area of Washington will be supported on any allocated site(s) and within the area within and around Montpelier Gardens / Luckings Yard as shown on Inset Plan 4 or if it results in the reuse of previously developed land on land outside the South Downs National Park provided the proposal accords with other policies in the Development Plan.'

- 6.4 The application site falls within the boundaries of the land shown as allocated for housing development within Plan 4, therefore the principle of housing development on this site is considered acceptable, subject to compliance with all other policies as discussed below.
- 6.5 It is noted that the site is currently used as allotments by the local community, therefore their loss runs contrary to policy 43 of the HDPF. In this instance however, their loss is considered acceptable given both the Neighbourhood Plan housing allocation that covers this site, and the fact that their informal status is permitted at the discretion of the applicant as the land owner. Occupants are not identified via any parish-wide waiting list, and the Parish Council have not objected to their loss. Furthermore, it is noted that the houses in the area all have gardens capable of use to grow produce as an alternative to this informal community allotment.

Design and Appearance

- 6.6 The proposed dwellings, as revised, form a detached house and a pair of semi-detached houses with pitched and hipped roofs, along with two storey projections to the rear. The overall size, form and material finish to the dwellings complements those on Montpelier Gardens and is considered acceptable. The plans illustrate that the units are well separated from the plot boundaries and from each other, and provide off street parking spaces for each dwelling. The garden sizes reflect the smaller gardens found to the western end of Montpelier Gardens and as such are considered appropriate within the context of the site.
- 6.7 The dwellings have been set towards the east side of the site fronting the Old London Road as the topography of the site slopes and the land levels are lower at this point. The rear garden areas are terraced to take account of this sloping land, and provide a buffer to the existing properties on Montpelier Gardens which sit on higher land to the west. Given the topography of the site, the ridge heights of the proposed dwellings would therefore be perceived as lower when viewed from the west towards the east and therefore visually less imposing than if built immediately adjacent to the existing dwellings in Montpelier Gardens at the higher western side of the site.
- 6.8 The proposed dwellings are set back between approximately 2.5m -3.5m from the main road frontage, to reflect the set back of other terraced dwellings (Montpelier Cottages) on Old London Road, with the small front gardens to include a small pathway gate and landscaping to help integrate the proposed dwellings in with the existing properties opposite.
- 6.9 The size and scale of the proposed dwellings derived from their three dimensional mass (height, depth and footprint) are therefore considered acceptable along with the overall layout and set back of the dwellings within the street frontage. The proposals are considered to comply with policies HDPF 32 and 33 within the HDPF and appropriately reflect the design requirements in Policy 14 of the Neighbourhood Plan.

Setting of South Downs National Park

- 6.10 The site is located approximately 130m east of the South Downs National Park (SDNP) boundary which encompasses Washington Common. Washington Common is an area of Accessible Woodland and deciduous woodland priority habitat, which has been the subject of a number of woodland grant schemes. The development would be located in an area where there is pre-existing residential development, and as a result it is considered that there would be minor impacts on the setting of the National Park. The SDNPA makes no comment on the principle of development, however would recommend that consideration be given to the International Dark Night Skies Reserve and dark night skies, which are a special quality of the National Park. To achieve this, the proposals detail no rooflights to the dwellings, whilst a condition is attached restricting the use of external lighting, With this and the above

in mind, the Local Planning Authority are satisfied that the proposal would not amount to adverse harm to the setting of the SDNP.

Amenity Impacts

- 6.11 It is not considered that the proposed dwellings would not lead to an unacceptable loss of amenity for neighbouring occupiers by way of loss of light, outlook, or privacy, or though levels of noise or disturbance above that normally expected for residential use. There is good separation distance between the proposed dwellings and those to the east and west within Montpelier Gardens, and other properties within the locality.
- 6.12 The nearest affected dwellings are at Nos 2 and 4 Montpelier Gardens, set at an angle to the northwest and fronting the rear gardens to the proposed dwellings. These properties are on higher land such that their front windows would potentially look into the rear gardens and rear windows of the new dwellings.
- 6.13 The most affected property would be Plot 3 of the proposed development which sits 17m from the front of Nos 2 and 4 Montpelier Gardens at its closest point. Given the angle of Nos 2 and 4 Montpelier Gardens to this Plot it is not considered that the extent of overlooking or impact on outlook would be sufficiently harmful for future occupiers as to warrant the refusal of permission, with the rear fenceline providing a suitable degree of privacy to the rear garden. The level change between the properties is such that the first floor windows to the proposed dwellings broadly align with the ground floor windows to Nos 2 and 4 Montpelier Gardens. This, combined with the 17m minimum separation, is such that occupiers of Nos 2 and 4 Montpelier Gardens would not be unduly overlooked.
- 6.14 The separation distances to the other properties adjacent to the site are larger and as such there would be no harmful impacts as described above. In view of the above considerations, it is not considered that the proposals would result in any significant or appreciable harm to visual or private amenities of existing or future occupiers, in accordance with policies 32 and 33 of the HDPF and Policy 14 of the SSWPNP.
- 6.15 The application site is located approximately 66m to the west of the A24 (London Road) and is separated by a belt of dense trees and hedgerow. The Design Access and Noise Statement refers to nearby developments to the application site that have been approved where potential noise from the A24 (London Road) has been a consideration of the application process, and where a noise condition has been imposed requiring further details be submitted for consideration. An analysis of the noise levels affecting the proposed development has been made through an assessment of previously approved applications within close vicinity to the application site and contend that noise levels would not be as extreme for the application site given existing mitigation such as the existing dense tree and hedgerow separating the site from the A24. It is also advised that the potential noise impact could be mitigated through the use of trickle ventilators in the external facades with double glazed and openable windows for the provision of purge ventilation. The use of mitigation measures would ensure that the noise level did not exceed the guidelines as set out by WHO and BS8233. A condition is recommended to secure a noise report and any necessary mitigation prior to works above ground floor slab level commencing. This approach has been agreed with Environmental Health officers and would ensure the dwellings provide for a suitable standard of amenity for future occupants.

Highways

- 6.16 WSCC Highways were consulted on the revised scheme for 3 dwellings and have not raised any objections to the proposal, subject to the recommended conditions attached to this permission. The proposals include 2 off-street parking spaces per dwelling which meets the standards required by the latest WSCC Parking Calculator, whilst the applicant's submission has demonstrated that there is sufficient street parking capacity in the area should the need

arise. The comments of the WSCC Highways officer relating to the side fencing potentially obstructing visibility splays is noted, and can be managed by way of condition. On this basis the proposals are considered to accord with Policies 40 and 41 of the HDPF.

Ecology

- 6.17 The applicants have submitted a Preliminary Ecological Appraisal dated 01/07/2020 and subsequently, following initial comments by the Consultant Ecologists, further information has been provided by way of an additional report by Arbtech in respect of Reptile Surveys dated 22/09/2020. The Councils Ecology Consultants have advised that they have reviewed the information submitted and the likely impacts of development on Protected & Priority habitats and species, particularly bats and identification of proportionate mitigation. It is noted that the Reptile Presence/Likely-absence Surveys report (ArbTech, Sept 2020) concluded that as no records of reptiles or any other vertebrate fauna were found on site during the surveys, as such it is considered highly unlikely that the development will have any impact on reptiles and no further surveys or mitigation is required relating to reptiles on site.
- 6.18 In terms of biodiversity net gain, the proposed enhancements include the following measures that are to be secured by condition.
- Bat friendly planting will be included in the landscaping scheme to provide additional foraging opportunities. Each new building will incorporate one integrated bat box. These will be placed high up close to the eaves away from artificial light.
 - Each new building will provide built in nest boxes for swifts and house sparrows.
 - Retention and creation of rough grassland and scrub habitats will be detailed within the mitigation plan, and consideration should be given to the additional of a small wildlife pond on site.
 - Gaps left in all new fencing to allow hedgehogs to move freely through the garden habitats.

The Councils Ecologists are satisfied that there is sufficient ecological information available for determination with regards to Policies 24 and 25 of the HDPF and Policy 15 of the SSWPNP.

Climate Change:

- 6.19 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:
- Dedicated refuse and recycling storage capacity
 - Opportunities for biodiversity gain
 - Cycle storage
- 6.20 In addition to these measures conditions are attached to secure the following:
- Water consumption limited to 110litres per person per day
 - Requirement to provide full fibre broadband site connectivity
 - Refuse and recycling storage
 - Biodiversity mitigation and enhancement
 - Cycle parking facilities
 - Electric vehicle charging points

- 6.21 Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Flood Risk / Drainage

- 6.22 The Environment Agency's (EA) online flood maps show that the site is located wholly within Flood Zone 1, meaning that the land is in a 'low probability' flood zone, and has a 'less than 1 in 1,000 annual probability of river or sea flooding'. In addition, no water courses run through the site.

Other Matters

- 6.23 The representation referring to a resident with autism who may be affected by construction works is noted. Whilst this matter is not reason to refuse permission, in order to help minimise any impacts conditions are recommended to limit construction hours and require a Construction Environment Management Plan which includes details of public engagement during works.

Conclusions

- 6.24 The proposal for three dwellings, as amended, comprises land allocated for housing development under Policy 1 of the SSWNP and is considered to be acceptable in terms of both scale and design within the site and its wider context. The proposal would not have an adverse impact in the amenities of existing or future occupiers, on the setting of the South Downs National Park, the safe operation of the public highway, or on the ecological value of the site. In this respect, the development proposals are considered to accord with the relevant policies of the HDPF and SSWNP.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

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

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	343		343
		Total Gain	343
		Total Demolition	0

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

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

7. RECOMMENDATIONS

- 7.1 To approve Planning Permission subject to the following conditions:

Conditions:

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

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

3. **Pre-Commencement Condition:** The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:
 - 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
 - iii. the anticipated number, frequency and types of vehicles used during construction,
 - iv. the method of access and routing of vehicles during construction,
 - v. the erection and maintenance of security hoarding,
 - vi. details of public engagement both prior to and during construction works.

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).

4. **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed finished floor levels and external ground 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).

5. **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) – (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements

for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

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

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

6. **Pre-Commencement Condition:** No development shall commence until a Great Crested Newt Mitigation Plan has been submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newt during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details.

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

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 scheme for protecting the proposed development from external noise shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented prior to the occupation of the building and shall be retained at all times.

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

8. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (ArbTech, June 2020) shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter."

Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Development Framework.

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 (including biodiversity bat sensitive lighting scheme with provision of appropriate lighting contour plans, Isolux drawings and technical specifications)

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. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme.

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 and to allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

11. **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).

12. **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing number WLD/006/19/10 Rev B. 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 cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number WLD/006/19/10 Rev B. 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).

14. **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the parking, turning and access facilities (including visibility across the site frontage) for that dwelling have been fully implemented. The parking, turning and access facilities shall thereafter be 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).

15. **Pre-Occupation Condition:** No dwelling shall be first occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

16. **Regulatory Condition:** No external lighting or floodlighting other than that approved under Condition 10 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 to protect the dark skies of the South Downs National Park in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17. **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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

18. **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (ArbTech, June 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

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

19. **Regulatory Condition:** The dwellings hereby permitted shall be completed to comply with the optional requirement of Building Regulation G2 to limit the water usage of each dwelling to 110 litres per person per day.

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).