



PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 21st November 2017

DEVELOPMENT: Proposed occupation of 20 dwellings in advance of completion of highway works (Variation of conditions 18 and 22 to previously approved application DC/14/2582- Outline application for residential development of up to 193 No. dwellings (including affordable housing) and associated works).

SITE: Land West of Mill Straight Worthing Road Southwater West Sussex

WARD: Billingshurst and Shipley

APPLICATION: DC/17/2025

APPLICANT: **Name:** Mr Robert Collett **Address:** Spinnaker House, Lime Tree Way Hants International Business Park Chineham Basingstoke RG24 8GG

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters contrary to the Officers recommendation have been received

RECOMMENDATION: To grant permission, subject to conditions and completion of a Deed of Variation to the s106 Agreement of DC/14/2582

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application proposes variation of conditions, and is made under Section 73 of the Town and Country Planning Act 1990. Details of the proposed amendments are set out in the following paragraphs. Should this application be permitted, a new decision notice would be issued and the developer then has the choice of completing the development subject to the conditions of the original permission, or as amended.
- 1.2 This application seeks to vary conditions 18 and 22 to previously approved application DC/14/2582 (Residential development of up to 193 No. dwellings (including affordable housing) and associated works (Outline)). This is to facilitate early occupation of 20 dwellings in advance of completion of highway works. Conditions 18 and 22 on DC/14/2582 read as follows:

Condition 18

- 1.3 The access to the development from the public highway (Mill Straight) shall be designed, laid out and constructed in all respects to the satisfaction of the Local Planning Authority, prior to the occupation of any dwelling on the site.

Reason: In the interest of highway safety and in accordance with policy DC 40 of the Horsham District Local Development Framework: General Development Control Policies (2007) and the NPPF.

Condition 22

- 1.4 The Toucan crossing on Mill Straight and the pedestrian/cycle links to it shall be designed, laid out and constructed in all respects to the satisfaction of the Local Planning Authority, prior to the occupation of any dwelling on the site.

Reason: In the interest of pedestrian and cyclist safety and in accordance with policy DC 40 of the Horsham District Local Development Framework: General Development Control Policies (2007) and the NPPF

DESCRIPTION OF THE SITE

- 1.4 The application site lies to the south west of Mill Straight (or Worthing Road) adjacent to the southern boundary of Southwater. The site extends to approximately 10.74 hectares and prior to the commencement of development was comprised largely of open arable land, with an expanse of woodland to the western side, much of which is designated as ancient woodland. The site has a high point towards the south eastern corner with the land then falling away predominantly towards the west and the expanse of woodland. A tributary stream of the River Adur runs through the woodland area.
- 1.5 This application relates mainly to the eastern boundary of the site where works have commenced to implement DC/14/2582. In particular this includes the completion of 20 dwellings and the on-going construction of the approved highway works including the new roundabout off Mill Straight.

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:

Chapter 4 – Promoting Sustainable Transport
Chapter 7 – Requiring Good Design

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Sustainable Development
Policy 32 – Quality of Development
Policy 33 – Development Principles
Policy 39 – Infrastructure Provision
Policy 40 – Sustainable Transport

RELEVANT NEIGHBOURHOOD PLAN

Southwater Parish Neighbourhood Plan Area was designated on 25th February 2014. Amendments to the area were approved on 16th May 2016. The plan is currently in the early stages and therefore limited weight can be awarded to it in the consideration of this application.

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/14/2582	Residential development of up to 193 No. dwellings (including affordable housing) and associated works (Outline)	Application Permitted on 18.09.2015
DC/16/0642	Approval of Reserved Matters application for the erection of 193 dwellings relating to layout, scale, appearance and landscaping following outline application DC/14/2582	Application Permitted on 01.08.2016

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 No internal consultations were undertaken.

OUTSIDE AGENCIES

- 3.3 **West Sussex County Highways:** The applicant sought pre-application advice from WSCC on this proposal. A Transport Note has been submitted in support of the variation application. No objections are raised to the proposal providing that the traffic signals will be manually controlled during the busier peak hours.

PUBLIC CONSULTATIONS

- 3.4 **Southwater Parish Council:** Objection due to the use of four way traffic lights having a significant and detrimental effect on local residents.
- 3.5 13 letters of objection have been received. The concerns raised can be summarised as follows:
- Road safety is already compromised and will be exacerbated if four way traffic lights are allowed.
 - There will be increased congestion.
 - Stationary traffic has to queue on the A24 when travelling north and around the main roundabout. This blocks the road for anyone travelling south and is also a road safety issue.
 - This is a very busy turn off into the village and the traffic builds up all through the day, not just at rush hour.
 - Noise levels are already increased by the queuing traffic and from screeching tyres and horns. This would only exacerbate the situation.

- It is already dangerous for people living on Mill Straight to exit their homes as a result of the traffic lights. Some people are forced to exit their properties blind. This will make the situation worse.
- People living in the area are already unable to freely access their properties due to queuing traffic blocking the driveway.
- The traffic lights worked much better when they were previously manned as there was less queuing in one direction at peak times.
- It is already dangerous for school children who get on and off the bus and to cross the road.
- The current arrangement is a significant pinch-point for emergency vehicles and this will be made worse by the proposed arrangement.
- There is no safety culture on site so the developer cannot be trusted to manage the increased risk associated with the 4 way traffic lights.
- The developer has not been a good neighbour and should not be allowed for cause increased disruption for their own financial aims.
- The original planning conditions were put in place for a reason and they should not be able to be changed.
- Allowing early occupation will delay the completion of the roundabout and crossing and diminish the incentive to finish it in good time.
- This application assumes that the 20 houses will only be exiting the development by car. What about pedestrians?
- Cars can drive at 40mph and the traffic lights have increased drivers using this high speed to get through the traffic lights which is dangerous.
- It is dangerous to allow people to live on what is effectively a building site.

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 In 2015 outline planning permission was granted under DC/14/2582 which allowed for the development of 193 dwellings on the site. This planning consent included the development of an access junction and the construction of a four arm roundabout between Mill Straight, Roman Way and the site access. Conditions 18 and 22, as detailed in section 1.3 and 1.4, were attached to the permission to ensure the completion of the access and the implementation of the toucan crossing and the pedestrian and cycle links prior to the occupation of any dwelling on the site.
- 6.2 Mill Straight is currently subject to three way traffic lights which run along the eastern edge of the development. These traffic lights are in place to the north adjacent to Doneechka and Cripplegate House and to the South after joining the road from the A24 roundabout. Access is also controlled by temporary traffic lights from Roman Way which is located immediately opposite the development site.

- 6.3 This application seeks consent to vary conditions 18 and 22 to allow early occupation of the site via a temporary access following the completion of 20 dwellings. To facilitate early occupation the existing three way temporary traffic light control is proposed to be replaced with four way temporary traffic light control. This would involve the use of the partially constructed roundabout to allow access to the completed dwellings. The Applicant has stated that their timeframe for completing the access and additional highway works is mid December 2017. The Applicant anticipates that this temporary access arrangement will be required until mid-December at which point the highways works as originally approved under DC/14/2582 will have been completed.
- 6.4 To support this application the Applicant has provided a Transport Statement. Within this it is acknowledged that there is potential for increased vehicular traffic being held at the four way temporary lights and that this would result in some level of highways impact. As such, this is proposed to be mitigated through manual manning of the lights during peak hours which are 8.00-9.00 and 17.00-16.00. This Traffic Statement has been reviewed by West Sussex County Council Highways Officer who has not raised any objections to the proposal. Policy 40 requires the provision of safe and suitable access to new developments. In light of the WSCC Highways consultation response raising no objection, the proposal is considered to meet this requirement.
- 6.5 Notwithstanding this, Officers note that a number of objections have been received which raise particular concerns over pedestrian and driver safety as a result of the proposed works and early access arrangements. Officers have considered these concerns in detail and sought further guidance from West Sussex County Council. West Sussex County Council's Highways Officers have advised that the manual control of the traffic lights during peak hours will avoid potential queuing on the A24 roundabout and as such they do not raise any concerns in relation driver safety as a result of the scheme. In terms of pedestrian safety, although the County Council have requested confirmation on how pedestrian access will be addressed they have not raised this as an objection. Nevertheless, the Applicant has confirmed that the footpath into the site which connects with the wider footpath network will be in place prior to the occupation of any dwelling.
- 6.6 In light of the above, Officers consider that on balance, the proposed use of four way traffic temporary traffic lights and the use of the partially constructed roundabout to facilitate early occupation of the site would not have a harmful highways impact to a degree which would warrant a refusal on planning grounds, particularly given the relatively short period which the controls would be in place for. The Applicant is not seeking to amend the scheme itself, rather the trigger point for occupation. Given that this is for a relatively short period of time (until mid-December) and that works to the access and roundabout are already partially constructed, Officers consider the proposed scheme to be acceptable and is therefore recommended for approval. Conditions 18 and 22 pursuant to DC/14/2582 have been revised and are now addressed under conditions 4 and 5 respectively on this application.

Section 106

- 6.7 There are obligations set out in the original Section 106 agreement which require the developer to ensure to completion of the access and toucan crossing prior to any occupation. As such, a Deed of Variation is necessary (and is currently being drafted) to facilitate early occupation of 20 units on the site prior to the completion of the access and highway works.

7. RECOMMENDATIONS

- 7.1 To grant permission, subject to conditions and completion of a Deed of Variation to the s106 of DC/14/2582.

Conditions:

1. A condition listing the approved plans.
2. **Standard Time Condition:** Applications for the approval of reserved matters shall be made to the Local Planning Authority before 18th September 2018.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

3. **Standard Time Condition:** The development hereby permitted shall be begun either before 18th September 2018, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

4. **Pre-Occupation Condition:** Prior to first occupation of the 21st dwelling within the development hereby permitted, the access to the development from the public highway (Mill Straight) shall have been designed, laid out, constructed and made available for use in accordance with the approved plans.

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

5. **Pre-Occupation Condition:** Prior to first occupation of the 21st dwelling within the development hereby permitted, the toucan crossing on Mill Straight and the pedestrian/cycle links to it shall have been designed, laid out, constructed and made available for use in accordance with the approved plans.

Reason: In the interest of pedestrian and cyclist safety and in accordance with Policies 33 and 39 of the Horsham District Planning Framework (2015).

6. **Pre-Occupation Condition:** Prior to first occupation, the pedestrian footway serving the development shall have been constructed in accordance with drawing no. C82946-SK-201 G, received by the Council on 19.08.2015.

Reason: To safeguard the amenities of pedestrian road users in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

7. **Pre-Occupation Condition:** Prior to the first occupation of any dwelling, the internal access roads, cycleways and footways serving that dwelling and connecting it to the public highway shall have been designed, laid out, constructed (to at least base course level) and made available for use in accordance with the approved plans.

Reason: In the interest of highway safety and to ensure that each dwelling has been provided with a suitable means of access, in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8. **Regulatory Condition:** The submission of reserved matters applications pursuant to this Outline application shall demonstrate compliance with the following Parameter Plans submitted as part of the Outline application to fix the development principles:

- Red Line Boundary (Drawing No. 14050 / C01L);
- Land Use (Drawing No. 14050 /C02L);
- Density (Drawing No. 14050 / C03L);
- Building Heights (Drawing No. 14050 / C04L);
- Vehicular Movement and Access (Drawing No. 14050 / C05L);
- Pedestrian and Cycle Movement and Access (Drawing No. 14050 / C06L);
- Landscape and Ecology Strategy (Drawing No. 14050 / C07L);
- Phasing (Drawing No. 14050 / C08L)

Reason: To enable the Local Planning Authority to control the development in detail in accordance with the NPPF.

9. **Regulatory Condition:** (a) Approval of the details of the layout of the development, the scale of each building, the appearance of each building and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the relevant phase of the development is commenced.

(b) Plans and particulars of the reserved matters referred to in part (a) of this condition above, relating to the layout of the development, the scale of each building, the appearance of each building and the landscaping of the development shall have regard to the approved parameter plans which establish the principles of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(c) The reserve matters application for landscaping referred to in part (a) of this condition above shall be submitted concurrently with the plans and particulars relating to the other reserve matters for that phase (as identified on the phasing plan approved pursuant to Condition 6 below), and shall include full details of the on-site equipped play area, where relevant to that phase.

(d) The landscaping scheme to be submitted pursuant to part (a) of this condition above shall include the following information:

- A detailed plan and specification for topsoil stripping, storage and re-use on the site in accordance with recognised codes of best practice;
- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers;
- Tree pit and staking/underground guying details;
- A written hard and soft specification (National Building Specification compliant) of planting (including ground preparation, cultivation and other operations associated with plant and grass establishment);
- Existing and proposed levels, contours and cross/long sections for all earthworks, including SuDS features;
- Hard surfacing materials including layout, colour, size, texture, coursing and levels;
- Walls, fencing and railings, including location, type, heights and materials;
- Minor artefacts and structures - location, size, colour and type of any street furniture, play equipment, signage, refuse units and lighting columns and lanterns.

The landscaping scheme shall be carried out in accordance with a timetable to be agreed, in writing, with the Local Planning Authority and any plant forming part of the landscaping scheme which, within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

10. **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the phasing plan approved by the local planning authority under DISC/16/0082 unless an alternative phasing plan has been submitted to, and approved in writing, by the Local Planning Authority.

Reason: To enable to local planning authority to control the development in detail and to ensure compliance with the NPPF.

11. **Regulatory Condition:** All phases of the development shall be carried out in accordance with the Landscape Management and Maintenance Plan as approved by the Local Planning Authority under reference DISC/16/0082 unless an alternative Plan has been submitted to, and approved in writing by, the Local Planning Authority. Areas of planting shall be retained and maintained in perpetuity in accordance with the approved Landscape Management and Maintenance Plan unless any variation is approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity and nature conservation in accordance with Policy 25 of the Horsham District Planning Framework (2015).

12. **Regulatory Condition:** All phases of the development, including works of any description, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, the following preliminaries for that phase shall be completed in the sequence set out below:

- All required arboricultural works, including permitted tree felling and surgery operations and above ground vegetative clearance within such areas set out for development as indicated on the approved site layout drawing to be completed and cleared away;
- All trees on the site targeted for retention, as well as those off-site whose root protection areas ingress into the site, shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012). Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. No alterations or variations to the approved tree works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 25 the Horsham District Planning Framework (2015).

13. **Regulatory Condition:** No trees, hedges or shrubs on the site, other than those the Local Planning Authority has agreed to be felled as part of this permission, 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 hereby permitted. Any trees, hedges or shrubs on the site, whether within the tree protective areas or not, which die or become damaged during the construction process

shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority.

Reason: To ensure the retention and maintenance of trees and vegetation on the site unsuitable for permanent protection by Tree Preservation Order for a limited period, in accordance with Policy 25 of the Horsham District Planning Framework (2015).

14. **Regulatory Condition:** All phases shall be carried out in accordance with the details of all underground trenching required for services, including the position of soakaways, service ducts, foul grey and storm water systems, and all other underground service facilities approved under DISC/16/0258, unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase. These details shall demonstrate effective coordination with the landscape scheme submitted pursuant to condition 9 and with existing trees on site. All such underground services shall be installed in accordance with the approved details.

Reason: To protect roots of important trees and hedgerows on the site in accordance with Policy 25 of the Horsham District Planning Framework (2015).

15. **Regulatory Condition:** All phases shall be carried out in accordance with the strategy for foul and surface water drainage and for water infrastructure approved under reference DISC/16/0082 unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase(s). The approved details shall be fully implemented in accordance with the approved timetable and shall thereafter be retained and maintained as approved.

Reason: To ensure the development is properly drained, to prevent the increased risk of flooding and in the interests of highway safety, in accordance with Policy 38 of the Horsham District Planning Framework (2015).

16. **Regulatory Condition:** All phases of the development shall be carried out in accordance with the scheme of sound mitigation and insulation works, to provide sound attenuation against external noise to comply with the indoor ambient noise levels for dwellings as state within BS 8233:2014, as approved under reference DISC/16/0082 unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase

Reason: In the interest of residential amenities by ensuring an acceptable noise level for the occupants and in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

17. **Regulatory Condition:** If during development, contamination (including presence of asbestos containing materials) not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused and any pollution is dealt with in accordance with Policy 25 of the Horsham District Planning Framework (2015).

18. **Regulatory Condition:** All phases of the development shall be carried out in accordance with the scheme of air quality mitigation as approved under reference DISC/16/0082 unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase.

Reason: In order to ensure that development does not contribute to unacceptable levels of air pollution, in accordance with paragraph 109 of the NPPF.

19. **Regulatory Condition:** All phases of the development shall be carried out in accordance with the programme of archaeological work as approved under DISC/16/0248, unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase.

Reason: In order to ensure that archaeological features, deposits and artefacts revealed during development works will be adequately recorded in accordance with Policy 34 of the Horsham District Planning Framework (2015).

20. **Regulatory Condition:** The plans and particulars submitted in support of the reserved matters application shall include the following ecological details:

- wildlife protection and mitigation plan and method statement setting out the practical steps to be taken to avoid impacts on wildlife during site preparation and construction (which may be based on / incorporate the Precautionary Method of Working, Ref: J005445 by Ecosulis Ltd);
- a detailed lighting plan showing measures to be used to minimise light pollution of semi-natural habitats and newly created habitat, including modelled lux levels within woodland buffer, land adjacent to hedgerows and biodiverse soft landscaped areas;
- a detailed woodland management plan, based on the outline management plan submitted in support of this application, and including arrangements to secure long-term implementation and financing of the plan, provisions for managing recreational pressure and any anti-social behaviour, including fly-tipping of garden waste, and measures to protect and enhance the known archaeological features; and
- details of biodiversity enhancements as part of detailed landscape proposals and management plan, based on the outline landscape management plan submitted in support of this application.

If there is a delay of greater than 24 months between the submission of a reserved matters application and the date of the ecological surveys submitted in support of this application, an updated survey report shall be submitted to support the reserved matters application.

Reason: To ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with paragraphs 109 and 118 of the NPPF and Policy 25 of the Horsham District Planning Framework (2015).

21. **Regulatory Condition:** All phases of the development shall be carried out in accordance with the Construction Environmental Management plan as approved under DISC/16/0082, unless an alternative Plan has been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development of the relevant phase. The approved Plan shall be implemented and adhered to throughout the entire construction period.

Reason: In the interests of highway safety and the amenities of the area and to ensure a satisfactory environment for future residents, in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

22. **Regulatory Condition:** The temporary construction access to the development hereby permitted shall be laid out, constructed in accordance with the details approved under DISC/16/0081, and shall be used only by vehicles in connection with the construction of the development hereby permitted.

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

23. **Regulatory Condition:** The retained agricultural / emergency access from Mill Straight shall be used only in connection with the existing agricultural use and by emergency service vehicles and shall be restricted by way of lockable bollards, or other such method as may be agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety and in accordance with Policies 33 and 39 of the Horsham District Planning Framework (2015).

24. **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the green travel plan approved under DISC/17/0238.

Reason: To offer and encourage the use of sustainable forms of transport to and from the site and ensure that development is sustainable in terms of transport emissions in accordance with Policy 40 of the Horsham District Planning Framework (2015).

25. **Regulatory Condition:** All phases of the development shall be carried out in accordance with the Finished Floor Levels as approved under DISC/16/0082, unless alternative floor levels for that phase have been submitted to, and approved in writing, by the Local Planning Authority prior to commencement of that phase.

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

26. **Regulatory Condition:** No external lighting or floodlighting in connection with the construction process shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

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

27. **Regulatory Condition:** No work for the implementation of the development hereby permitted, including deliveries, loading and unloading, shall be undertaken on the site except between the hours of 8.00 and 18.00 on Monday to Friday inclusive and 8.00 hours and 13.00 hours on Saturdays. No work shall be undertaken on Sundays and Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

28. **Regulatory Condition:** The temporary traffic controls associated with the construction of the approved vehicle and pedestrian access and associated off-site highway works shown on approved drawing number 1264-TM05 shall be manually monitored and manually controlled daily during the hours of 8.00-9.00 and 17.00-18.00 until the removal of the traffic controls upon completion of the permanent access and roundabout.

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