



TO: Planning Committee North

BY: Head of Development

DATE: 6 March 2018

DEVELOPMENT: Proposed erection of 28 dwellings (use class C3) with associated garaging, parking, hardstanding and landscaping

SITE: North Eastern Parcel of Solomon's Seal Old Guildford Road Broadbridge Heath West Sussex

WARD: Broadbridge Heath

APPLICATION: DC/17/2316

APPLICANT: **Name:** Bellway Homes Ltd **Address:** c/o Savills

REASON FOR INCLUSION ON THE AGENDA: Councillor French (Broadbridge Heath) and the Parish Council have requested that the application is brought to committee.

RECOMMENDATION: To grant planning permission, subject to a s106 Agreement to secure affordable housing, and appropriate conditions.

In the event that the legal agreement is not completed within three months of the decision of this committee, the Director of Planning, Economic Development and Property 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

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application site forms part of the wider Land North of Guildford Road development site granted outline planning permission for 165 dwellings on appeal under application DC/13/2408. This application relates to a 0.7ha parcel to the north-eastern part of this wider development site, north of the approved care home. Planning permission is sought for the erection of 28 dwellings in place of the approved 15 bungalows, including 10 affordable units. The development would be formed of a mix of two-storey detached, semi-detached, and terraced 2, 3 and 4 bed dwellings on broadly the same layout as the approved bungalows. The proposed affordable units would comprise 4 affordable rented units and 6 shared ownership units with a mix of two and three bed dwellings.

DESCRIPTION OF THE SITE

- 1.2 The application site lies to the north of the settlement of Broadbridge Heath on the northern side of Old Guildford Road. The site is situated outside the defined built-up area of Broadbridge Heath, but as part of the wider development site is contiguous with the settlement boundary.
- 1.3 The wider site is approximately 9.3ha in area and comprises two agricultural fields with a mix of tree and hedgerow buffers along its boundaries. The application site is bound primarily by dense hedging to the north, east and west, and will share the southern boundary with a care home (currently under construction under DC/16/1329) which is separated with temporary Heras fencing. The site is generally level, but currently houses a soil bund from the excavations from the wider site to the west. Public Right of Way path 1580 runs on a north/south axis which together with a belt of tree and scrub provide a natural divide between the main part of the wider site to the west, and the application site and care home to the east.

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 7 - Strategic Policy: Economic Growth
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 30 - Protected Landscapes
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Heritage Assets and Managing Change within the Historic Environment
- 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 42 - Strategic Policy: Inclusive Communities

Supplementary Planning Documents:

Planning Obligations and Affordable Housing SPD (2017)

RELEVANT NEIGHBOURHOOD PLAN

The site is located within the boundary of the Broadbridge Heath Neighbourhood Development Plan Area. To date no draft Plan has been produced. As the Parish is in relatively early stages of producing a Neighbourhood Plan, limited weight can be given to this process at this stage in the determination of this application.

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/1073	Reserved Matters application for the residential element of outline planning permission DC/13/2408, comprising 165 residential units, including 66 affordable units, and associated, parking, landscaping and open space	Approved 18.05.2016
DC/13/2408	Outline application for the erection of up to 165 residential dwellings (use class C3) including affordable housing, a 60-bed care home (use class C2) with separate staff accommodation, two new vehicular accesses, associated infrastructure, groundworks, open space and landscaping (Outline) (Development affects the setting of a Listed Building)	Refused 19.12.2017 (allowed on appeal)

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

HDC Strategic Planning: No Objection

HDC Landscape Architect: No Objection – Views into the site from PROW 1581 to the North of the site will be screened by new planting (as was the case in the previous approved scheme). The filtered views into the site from PROW 1580 will change little other than the fact that the houses are taller – but the layout is such that existing views to the tree belt on the Eastern boundary will still be visible between the rows of houses.

The use of space has been improved with this layout and there is sufficient outdoor amenity space per dwelling in relation to the property footprints.

In this indicative planting plan (BELL 21472 11 Dr A) there is little in the way of tree planting – it would be preferable if more could be included

HDC Arboricultural Officer: No Objection – there are no trees on this parcel of land, and those off-site but nearby are at a suitable distance from the proposed development not to be harmed or to have any adverse impact upon the scheme

HDC Environmental Health: No Objection

HDC Conservation Officer: No Objection (verbal)

HDC Housing: No objection.

Policy 16 of the adopted HDPF requires 35% affordable housing on sites providing 15 or more dwellings. The affordable housing should be split 70/30 in favour of rented

accommodation. The applicant has proposed a 40/60 split in favour of shared ownership which is not policy compliant and therefore not supported by housing officer.

HDC Drainage Engineer: No Objection

HDC Waste and Refuse: No Objection

OUTSIDE AGENCIES

WSSC Highways: No Objection, following the submission of requested additional information regarding TRICS data and Swept Path Analysis

Ecology Consultant: No Objection

Southern Water: No Objection

WSSC Flood Risk Management: No Objection

Mid Sussex CCG: No Objection

PUBLIC CONSULTATIONS

Parish Council: Objection. The Parish objects to the loss of bungalows on the site, and considers that the increase in number of dwellings on the site is over development.

Councillor French has objected to the proposals on the grounds of the amount of development and the loss of an opportunity for much needed bungalow accommodation.

Letters of Representation: 3 letters of representation were received, objecting to the proposal on the following grounds:

- Overdevelopment of a small site
- Loss of bungalows does not appeal to local housing need
- Destroys the previous balance design concept
- Emergency and larger vehicular access would be difficult
- 50% increase in domestic vehicular movements
- Negative visual impact on the adjoining countryside

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

Background and Principle of the Development

6.1 The application site forms part of a wider development site granted outline planning permission under DC/13/2408. The wider development is for 165 dwellings, including 15 bungalows on the parcel of land that forms this application site. Development of the wider site has now commenced, with the reserved matters for the entire site having been granted

under application DC/16/1073. Accordingly the principle of housing development on this parcel of countryside land has been established.

Layout, Scale, and Appearance

- 6.2 Policy 32 of the HDPF states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape, with Policy 33 of the HDPF stating that development proposals should, amongst others, make efficient use of land, ensure that the scale, massing and appearance of the development is of a high standard of design and layout, use high standards of building materials, finishes and landscaping, and relate sympathetically to the local landscape.
- 6.3 Under the original outline permission, the building heights parameters plan detailed that this part of the site was to comprise single storey bungalows only, and the approved reserved matters scheme accorded with this. The current proposal is a stand-alone application for full planning permission and is therefore not constrained by the parameter plans for the wider development site. Nevertheless the parameter plans forms a consideration material to this application. The current application seeks permission for 28 two-storey houses on this parcel of land instead of the 15 bungalows. This greater scale and density of development is achieved through the division of the larger bungalow plots into smaller plots for two-storey dwellings, retaining a broadly similar road network. The proposal would retain the area for the attenuation basin to the north which sits outside the application site, and would also retain the main landscape buffer running north to south along the eastern site boundary. As before, substantial planting is detailed between the proposed houses and the approved care home to the south, whilst the houses to the northern and western boundaries would face towards the public open space beyond providing for a good outlook and natural surveillance of these spaces.
- 6.4 The scheme includes dwellings with appropriate spacing between each other and reasonably sized gardens, resulting in a sympathetic layout and quantum of development which would be appropriate in the context of the wider development site. The scheme would also retain a suitable distance between the proposed houses to the west and the approved care home to the south. The proposed houses are of a design and material finish that would complement closely the design of the houses in the wider development site, with the materials providing for a varied appearance. As such, the proposed layout, design, scale, and appearance of the development would complement that of the wider development site and is considered acceptable.

Landscaping

- 6.5 The principle reason for the inclusion of bungalows on this parcel of land was on landscape grounds, in order to preserve existing views that extend outwards from higher land to the north. The application is supported by a new Landscape and Visual Impact Assessment and the Council's Landscape Architect has subsequently advised that the increase in height and amount of dwellings on this site is considered acceptable in landscape terms. The Landscape Architect has advised that views into the site from the public right of way to the north of the site (PROW 1581) will be screened by the proposed planting, thereby ensuring the scale of the dwellings compared to the bungalows would not be unduly intrusive. The filtered views into the site from PROW 1580 that runs parallel to the site to the west will also change little, other than by the fact that the dwellings are taller. The layout is such that existing views through the site to the tree belt on the eastern boundary will still be visible between the rows of houses, and as such it is not considered that the greater scale of development would result in detrimental harm to the visual amenities of the wider surrounding area. No trees on the parcel are to be affected by the development. As such, it is not considered that the increased building heights and density of the dwellings

would result in appreciable harm to the wider landscape or trees on the site, in accordance with Policy 33 of the HDPF.

Housing Mix

- 6.6 The main consideration in respect of housing mix is whether the replacement of 15 single storey bungalows with two storey dwellings would provide for a suitable mix of housing. The Parish Council have raised concern over the loss of bungalows from the development as they consider this form of accommodation to be much needed given the aging population of the area.
- 6.7 Paragraph 50 of the NPPF requires local planning authorities to plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community, and to identify the size, type, tenure and range of housing required that reflects local demand. Within this context, Policy 16 of the HDPF requires that development should provide for a mix of housing sizes, types and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment (SHMA). The policy states that the appropriate mix of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme. The pre-text to the policy at paragraph 6.7 sets out that the mix of housing needs to meet the housing needs of an increasing elderly population, and that there is currently a lack of homes that are attractive to the elderly to help them downsize. The pre-text also sets out that local communities may wish to identify sites for new elderly downsizing accommodation as part of their Neighbourhood Plans.
- 6.8 The Council's latest Market Housing Mix Assessment (November 2016) sets out that Horsham District has a good spread of market housing choice at present, although there is a need to ensure the market needs of older age groups are met with pensionable age groups expected to represent more than 43% of total households by 2031. However, the Assessment falls short of recommending types of dwellings to meet the needs of the aging population, identifying only a need to better balance smaller one and two-bedroom dwellings in rural areas.
- 6.9 The previously approved scheme proposed a mix of 4 x 2 bed bungalows and 11 x 3 bed bungalows on this parcel. The proposed scheme includes no bungalows with all 28 dwellings now to be houses.
- 6.10 Reviewing the original planning permission, the inclusion of bungalows on this parcel was proposed due to a perceived impact on wider landscape views of the site, rather than to address any identified local need. Whilst the loss of the bungalows is regrettable, there is no current local needs assessment setting out an explicit demand for bungalows and no policy requirement in the HDPF explicitly for bungalows to be included in developments. Further, the latest Market Housing Mix Assessment does not state there is a need for bungalows in the district. On this basis, the applicant has declined to include a portion of bungalows in the proposal.
- 6.11 In terms of the new mix of housing more generally, the current scheme proposes 13 additional dwellings on this site than previously approved, with a more varied mix including 7 x 2-bed, 19 x 3-bed and 2 x 4-bed dwellings (the current permission is for 4 x 2-bed bungalows and 11 x 3-bed bungalows). This mix broadly aligns with the recommended mix of housing set out in the Market Housing Mix Assessment and is considered acceptable. The current scheme proposes a more varied mix of dwellings types and sizes compared to the previous application, including a mix of 2, 3, and 4 bed dwellings. Whilst this would result in a loss of bungalows on the site, the development would result in the net increase of 13 units, with a similar proportion of 2-bed units (25% of the development) and more units suitable for family occupation.

- 6.12 The Parish's concerns regarding the loss of the bungalows on the site are acknowledged. However, as mentioned above, officers consider that the inclusion of two-storey dwellings on this parcel would not harm the wider surrounding landscape, and thus the principle of including two-storey dwellings is accepted. In addition to this, in the absence of a made neighbourhood planning document, or any statutory local housing need study that demonstrates the need, and indeed a planning requirement, for bungalows in Broadbridge Heath, there are no reasonable planning grounds to refuse their replacement with houses.

Affordable Housing

- 6.13 The 2013 outline application (and subsequent reserved matters application DC/16/1073) secured the provision of 165 dwellings, of which 40% were affordable (66 units split 50/50: 33 affordable rent and 33 shared ownership). Since this permission was granted on appeal, Policy 16 of the HDPF and the accompanying Planning Obligations and Affordable Housing SPD have been adopted, requiring that developments proposing 15 dwellings or more dwellings provide an affordable housing provision of 35%.
- 6.14 This application proposes 10 affordable units, which equates to just over 35% of this 28 unit development. Nevertheless, Housing Officers have raised objection as the proposed tenure split of 40% affordable rent/60% shared ownership does not meet the required 70/30 split set out in the pre-text to Policy 16 and the accompanying Planning Obligations and Affordable housing SPD.
- 6.15 Whilst this proposal does not accord with the desired 70/30 tenure split, it is important to consider the proposal in relation to the existing affordable housing provision on this parcel as well as that being provided across the wider site. In terms of the existing development approved on this parcel of land, of the 15 bungalows only 4 were scheduled to be affordable units, with all four to be two-bedroom shared ownership units. The additional 13 units proposed under this current proposal would provide for four affordable rent units and an additional two shared ownership units, all in a mix of two and three-bed units. This represents a significant improvement in the quantum and tenure of affordable housing to be provided on this parcel.
- 6.16 In the wider context the number of dwellings across the whole development site would increase from 165 to 178, of which 37 would now be for Affordable Rented and 35 for Shared Ownership maintaining the approved 40% provision. This results in an improved 51/49 tenure split in favour of Affordable Rent. On this basis, whilst the overall proposed tenure split on this parcel alone does not adhere to the preferred 70/30 split set out in the supporting text to Policy 16 and within the accompanying SPD, in the context of the wider development the proportion of affordable units and particularly the number of affordable rent units on this parcel would increase, with the wider site now providing for an improved number and tenure split of affordable units. Given this material consideration the proposal is considered to provide a suitable number, size and tenure mix of market and affordable units to accord with Policy 16.

Highway Safety

- 6.17 Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the Horsham District Planning Framework states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.
- 6.18 The amendment would not alter the primary or secondary road layout within the wider site, and the access to the houses and the main access into the site from Old Guildford Road

would remain unaltered. Nevertheless as a separate standalone application to the wider development, it is considered necessary to ensure the access road to Old Guildford Road is suitably laid out and provided prior to first occupation of any dwelling to avoid a circumstance whereby the houses are occupied without suitable and safe access having been provided.

The proposal provides a total of 52 car parking spaces comprising 37 allocated parking spaces, 8 unallocated for residents and 7 visitor spaces. 14 garages are also included. The WSCC Parking Demand Calculator (PDC) showed that the proposal does not exceed the outputs of the PDC. Refuse collection will collect from the site, in which the submitted swept path analysis demonstrates that this can be undertaken safely. In addition to this, the proposal has been supported with a Trip Rate Information Computer System (TRICS) which considers additional movements the proposals will include over the site. As such, the Local Highway Authority does not anticipate any capacity concerns in regards to any additional vehicular movements to and from the site, in which vehicular movement and waste collection will be undertaken safely.

Impact on Amenity

- 6.19 Policy 33 of the HDPF requires that developments are designed to avoid unacceptable harm to the amenity of occupiers/users of nearby properties and land. In the positions proposed, the proposed dwellings would be set a significant distance from the nearest existing neighbouring properties to the south of the site (approximately 60m away) and would not result in a significant impact on the amenity of any adjacent properties to the east or west. Given the layout, the scheme would not result in any loss of light or increased enclosure for the respective residents of the houses or future residents of the surrounding development.

Other Considerations

- 6.20 A Grade II listed building (Mulberry Place) lies to the east of the site. This building is separated from the proposed site by substantial woodland. In the Inspector's report for the outline consent, it was considered that the development of the land North of Old Guildford Road for 165 units would result in 'modest harm' to the setting of this listed building, in which the benefits of the proposal were considered to outweigh this harm. Given the separation to the listed building and the landscape buffer in between, and in consultation with the Council's Conservation Officer, it is not considered that the provision of additional and taller dwellings on this parcel would materially alter the level of harm previously identified. It is therefore considered that the public benefits of the development continue to outweigh the harm to the setting of the listed buildings such that the conclusions of the appeal inspector remain appropriate.
- 6.21 The application is accompanied with an updated technical note for the site's wider flood risk assessment (FRA). The note identified that no further attenuation measures are needed for the increased number of dwellings on the site, in which the parcel will be drained using the same design principals agreed upon in the existing development FRA. The foul water will connect to the adoptable foul sewers and pumping station currently under construction, which will be offered to Southern Water post-development. A provision has also been made to accommodate a 40% increase in intensity to the networks to account for climate change, thus future proofing the site. As such, no concerns are raised in regards to drainage and flooding on the site.
- 6.22 The Council's Ecology Consultant has confirmed that the site, as assessed by EAD Ecological Consultants in 2013, and by update walkover by Ecology Solutions in 2016, is of limited biodiversity value other than for boundary habitats. No objection is raised subject to the ecology mitigation measures within the ecology report re-submitted with this application being implemented. This is secured by condition.

Conclusions

- 6.23 The proposed replacement of 15 bungalows as approved with 28 houses is considered acceptable in principle having regard to the wider development site within which it sits and in terms of its impact on the wider landscape. The design of the dwellings complement those of the wider development site and would not result in an appreciable impact on residential amenity or highway safety, and would not harm the setting of the adjacent listed building. Whilst the loss of the bungalows is regrettable, there is no policy in the HDPF or any local supporting housing need studies requiring their provision or retention. The proposed houses would provide for a suitable mix of units sizes and affordable units commensurate to that provided in the wider development. The application is therefore recommended for approval subject to a legal agreement to secure the affordable housing and appropriate conditions.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.24 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.25 **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	2659.55	0	2659.55
		Total Gain	2659.55
		Total Demolition	0

- 6.26 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.
- 6.27 As the site has previously been agreed for the development of 15 bungalows as part of the approved planning permission, an existing Section 106 agreement is already in place securing appropriate financial contributions towards local infrastructure. However, this parcel of the site is now CIL liable and will therefore be charged as such. The Section 106 for the wider site will therefore need to be revised to remove any infrastructure contributions proportionate to this parcel of the site that are now covered by CIL. Such a revision falls outside the scope of this planning application and is a matter for separate negotiation.

7. RECOMMENDATIONS

- 7.1 To grant planning permission subject a s106 Agreement to secure affordable housing, and appropriate conditions.

In the event that the legal agreement is not completed within three months of the decision of this committee, the Director of Planning, Economic Development and Property be authorised to refuse permission on the grounds of failure to secure the Obligations necessary to make the development acceptable in planning terms.

Conditions:

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

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

- 3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall co-ordinate with the wider development site and provide for, but not be limited to:
 - i. working hours
 - ii. the parking of vehicles of site operatives and visitors
 - iii. construction traffic routing in the wider road network
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding, where appropriate
 - v. the provision of wheel washing facilities if necessary
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of existing neighbouring dwellings during construction and in accordance with Policy 33 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 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 full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the approved landscaping scheme and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory development in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **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).

- 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 confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied unless and until provision for the storage of refuse/recycling has been made for that dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved 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).

- 9 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the car parking spaces (including garages) serving it have been constructed and made available for use in accordance with approved drawing number 173500-001 F. The car parking spaces permitted shall thereafter be retained as such for their designated use.

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

- 10 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, 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, as shown on plans 071702-SH01 (received on 13.10.2017) and 071702-BEL-SL-02 B (received on 20.12.2017). 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).

- 11 **Pre-Occupation Condition:** The landscape scheme detailed on drawing no. BELL 21472 11 A shall be fully implemented in accordance with the approved details no later than the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

- 12 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a landscape management plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall have been 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).

- 13 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

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

- 14 **Pre-Occupation Condition:** Prior to first occupation of any dwelling within the development hereby permitted, the proposed vehicular access road to Old Guildford Road shall have been fully constructed and made available for use by vehicles and pedestrians in accordance with details (to include any lighting) that have been submitted to and approved in writing by the Local Planning Authority. The access to Old Guildford Road shall include appropriate visibility zones that shall be kept permanently clear of any obstruction to a height of 600mm at all times.

Reason: To secure satisfactory and safe access to the development in accordance with Policy 40 Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** The garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Flood Risk Assessment technical note submitted on 03.11.2017, and thereafter permanently retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** The development hereby permitted shall be undertaken in full accordance with the mitigation measures set out in Chapter 5 of the submitted Ecological Impact Assessment prepared by EAD Ecological Consultants, submitted on 13.10.2017.

Reason: To ensure that the proposal avoids adverse impacts on protected and priority species, and contribute to a net gain in biodiversity, in accordance with 109 and 118 of the NPPF.

- 18 **Regulatory Condition:** The development shall include the provision of high speed broadband internet connections to each of the dwellings hereby approved, and permanently retained thereafter.

Reason: As this matter is fundamental to ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- 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 landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

Background Papers: DC/17/2316