



Email: committeeservices@horsham.gov.uk
Direct line: 01403 215465

Planning Committee (South)

Tuesday, 25th April, 2017 at 2.30 pm

Main Conference Room, Parkside, Chart Way, Horsham

Councillors:

Brian O'Connell (Chairman)	
Paul Clarke (Vice-Chairman)	
John Blackall	Gordon Lindsay
Jonathan Chowen	Tim Lloyd
Philip Circus	Paul Marshall
Roger Clarke	Mike Morgan
David Coldwell	Kate Rowbottom
Ray Dawe	Jim Sanson
Brian Donnelly	Ben Staines
David Jenkins	Claire Vickers
Nigel Jupp	Michael Willett
Liz Kitchen	

You are summoned to the meeting to transact the following business

Tom Crowley
Chief Executive

Agenda

	Page No.
1. Apologies for absence	
2. Minutes	3 - 10
To approve as correct the minutes of the meeting held on 21 st March 2017	
3. Declarations of Members' Interests	
To receive any declarations of interest from Members of the Committee	
4. Announcements	
To receive any announcements from the Chairman of the Committee or the Chief Executive	
To consider the following reports of the Head of Development and to take such action thereon as may be necessary:	
5. Appeals	11 - 12

Applications for determination by Committee:

- | | | |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 6. | DC/16/2835 - Abingworth Nurseries, Storrington Road, Thakeham
(Ward: Chanctonbury) Applicant: Abingworth Homes | 13 - 36 |
| 7. | DC/17/0411 - Firside, Lower Faircox, Henfield (Ward: Henfield)
Applicant: Mr & Mrs Huckson | 37 - 46 |
| 8. | DC/16/1866 - Moralee Farm, Haglands Lane, West Chiltington
(Ward: Chanctonbury) Applicant: Ms Claire Holloway | 47 - 62 |
| 9. | DC/16/1088 - Crimond, Maudlin Lane, Bramber, Steyning (Ward: Bramber,
Upper Beeding & Woodmancote) Applicant: Mr David King | 63 - 72 |
| 10. | Urgent Business
Items not on the agenda which the Chairman of the meeting is of the opinion
should be considered as urgent because of the special circumstances | |

Planning Committee (South)
21 MARCH 2017

Present: Councillors: Brian O'Connell (Chairman), Paul Clarke (Vice-Chairman), John Blackall, Philip Circus, Roger Clarke, David Coldwell, Ray Dawe, Brian Donnelly, David Jenkins, Liz Kitchen, Tim Lloyd, Paul Marshall, Mike Morgan, Kate Rowbottom, Jim Sanson, Claire Vickers and Michael Willett

Apologies: Councillors: Jonathan Chowen, Nigel Jupp, Gordon Lindsay and Ben Staines

PCS/103 **MINUTES**

The minutes of the meeting of the Committee held on 21st February 2017 were approved as a correct record and signed by the Chairman.

PCS/104 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/16/2108 – Councillor Jim Sanson declared a personal and prejudicial interest.

DC/16/2108 – Councillor John Blackall declared a personal interest.

DC/16/2108 – Councillor Philip Circus declared a personal interest.

DC/16/2108 – Councillor David Jenkins declared a personal interest.

DC/16/2108 – Councillor Ray Dawe declared a personal interest.

DC/16/2915 – Councillor Brian O'Connell declared a personal and prejudicial interest.

DC/16/2522 – Councillor Brian O'Connell declared a personal and prejudicial interest.

DC/16/1783 – Councillor Mike Morgan declared a personal interest.

DC/16/2623 – Councillor Mike Morgan declared a personal interest.

PCS/105 **ANNOUNCEMENTS**

There were no announcements.

PCS/106 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated, was noted.

PCS/107 **DC/16/2108 - MONASTERY LANE, STORRINGTON, PULBOROUGH**
(WARD: CHANTRY) APPLICANT: MR CHRIS PITCHFORD

Councillor Jim Sanson had declared a Personal and Prejudicial interest in this item and left the meeting for the duration of the discussion and vote.

The Development Manager reported that this application sought full planning permission for a replacement doctor's surgery building, including a pharmacy, with ancillary car park and the development of 9 dwellings.

The surgery building would be sited in the same location as the previous building but it would extend further to the south-east and have a maximum height of 9.8m. The proposed development had fifty eight parking spaces split between areas north and south of the surgery.

The nine dwellings consisted of two pairs of semi-detached dwellings and five detached. Eight of the dwellings were two storey with one being two and a half storeys ranging between 8.9m-9.5m.

The neighbouring dwelling was a grade II listed building, Lady Place. The Storrington Conservation Area was to the east of the site. The site was located within the Storrington built-up area boundary, as defined on the HDPF Policies Map.

Details of relevant government and council policies, relevant planning history, and the relevant neighbourhood plan as contained within the report, were noted by the Committee. The following updates were presented verbally:

1. The Applicant had made representations advising of the following:
 - They propose to amend conditions to allow for separate submission of details pursuant to the residential element and surgery element. Officers do not object to this.
 - The report proposes a requirement in the s106 agreement to transfer the public open space prior to commencement of development. The applicant advises that part of the public open space will need to be utilised during the construction phase for site operatives compounds. Officers consider this to be reasonable, and will negotiate with the Applicant an appropriate timescale for transfer of the land as part of finalising the S106.
 - The report proposes a requirement in the s106 for the surgery to be completed before commencement of construction of the residential element. The applicant advises that the residential and surgery elements will be built by separate contractors, and that the residential

construction team will be delivering the shared access road and services first. The requirement for the surgery to be completed before the residential element is commenced would therefore result in the residential construction team carrying out initial works, and then leaving the site for the duration of the surgery build. Officers acknowledge these phasing issues and have suggested that the S106 instead requires the two elements to be constructed side-by-side, with the Legal Agreement preventing construction above slab level of the dwellings until the surgery has also reached slab level, and a second restriction preventing occupation of any dwelling until the surgery is ready for use.

If Members resolve to grant planning permission, the detail of the S106 would be delegated to Officers, in discussion with the local members.

2. The Council's archaeology consultant has provided written advice, and recommends a condition requiring a Written Scheme of Investigation, which is already set out in the Report.
3. One further letter of objection has been received, which raises no further issues in addition to those already set out in the report.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Members noted that the following consultees objected to the application: HDC Conservation Officer, the HDC Landscape Architect, HDC Housing Services Manager and the HDC Environmental Health Officer.

The Committee also noted that the following consultees requested conditions be added to the application if approved: HDC Drainage Engineer, HDC Environmental Protection Officer, HDC Environmental Health Officer, HDC Ecology Consultant, WSCC Highway Authority, WSCC Rights of Way Access Ranger, Southern Water and WSCC Flood Risk Management.

The Parish Council objected to the application. 97 letters of support and 123 letters of objection had been received. Three members of the public spoke in objection to the application and two members of the public and the applicant's agent addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; landscape character of the site and the surrounding area; amenities of nearby residents; and parking and traffic conditions.

Although Members were not in favour of new houses being built on the site they concluded that the need for a new surgery outweighed the negatives for this application.

RESOLVED

That planning application DC/16/2915 be granted subject to the conditions and reasons as reported and the completion of a legal agreement to be delegated to the Development Manager in consultation with Ward Members.

PCS/108 **DC/16/2155 - PATUCA, BRACKEN LANE, STORRINGTON, PULBOROUGH**
(WARD: CHANCTONBURY) APPLICANT: MR STUART OLDROYD

The Development Manager reported that this application sought full planning permission for the construction of a detached four bed room dwelling with a single garage on land to the south of Patuca. A new vehicular crossover would be provided on Bracken Lane. The existing conservatory on the southern elevation of Patuca would be removed, and two windows at first floor level blocked up. New windows were proposed at first floor level on the west and east.

The application site was located within the built up area boundary of Storrington. To the west of Patuca were a group of trees covered by a group TPO.

Access to the site would be provided from Bracken Lane to the east. A section of fir hedge to the east would be removed to form the new access. The existing pond on the site would be filled in and three trees removed.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

Washington Parish Council objected to the application. 19 letters of objection had been received. Two members of the public spoke in objection to the application and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; landscape character of the site and the surrounding area; amenities of nearby residents; and parking and traffic conditions.

Although Members raised concerns of the application not being in keeping the character of the local area they concluded that the proposal was acceptable.

RESOLVED

That planning application DC/16/2155 be granted subject to the conditions reported.

PCS/109 **DC/16/2915 - BLACKLANDS FARM CAMPING, BLACKLANDS FARM, WHEATSHEAF ROAD, HENFIELD (WARD: HENFIELD) APPLICANT: MR NEIL & GRAHAME GOODRIDGE**

Councillor Brian O'Connell had declared a Personal and Prejudicial interest in this item and left the meeting for the duration of the discussion and vote.

The Development Manager reported that this application sought permission for an extension to the campsite of 50 additional tent/caravan pitches, for use between 1st March and 30th September, and the regularisation of washing facilities to the north and the access track along the boundary of the site.

The application site was located outside the built-up area on the north of Wheatsheaf Road, surrounded by open countryside with some sporadic residential development, to the north of Wheatsheaf Road. The field the subject of this application, and a number of adjoining fields, were used for camping covered by legislation that did not require planning permission.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Since publication of the report the Highways Authority had raised no objection. It was noted that an additional eight letters of support and eight letter of objection had been received since publishing the report.

The Parish Council had raised some concerns regarding the application. Eight letters of support and eight letters of objection had been received. Three members of the public spoke in objection to the application and one member of the public, the applicant and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; landscape character of the site and the surrounding area; amenities of nearby residents; and parking and traffic conditions.

Members raised concerns over the noise pollution that could be caused on the site and the fact that there was no site management plan to cover the entire site. Members proposed that the application be deferred and this motion was seconded.

RESOLVED

That application DC/16/2915 be deferred to allow for discussions to be held on a new application where a more comprehensive site plan would be included.

PCS/110 **DC/16/2522 - BLACKLANDS FARM, WHEATSHEAF ROAD, HENFIELD**
(WARD: HENFIELD) APPLICANT: MR GRAHAME & NEIL GOODRIDGE

Councillor Brian O'Connell had declared a Personal and Prejudicial interest in this item and left the meeting for the duration of the discussion and vote.

RESOLVED

That planning application DC/16/2522 be deferred to enable it to be considered at the same time as application DC/16/2915.

PCS/111 **DC/16/1783 - 16 SOUTHVIEW TERRACE, HENFLELD (WARD: HENFIELD)**
APPLICANT: MS SUZANNE SUTHERLAND

The Development Manager reported that this application sought full planning permission for an end of terrace dwelling to the west of an existing row of terraces.

A two storey bay window would be positioned to the front of the proposed dwelling, with the single storey projection to the rear extending to a height of 3.9m to provide a first floor terrace.

The new dwelling would be finished in matching materials to the adjoining properties, and would provide a master bedroom with ensuite, dining/kitchen room to the lower ground floor; an entrance hall, w.c, study and living room on the ground floor; living area/kitchenette, bedroom with ensuite on first floor; and bedroom on second floor.

The application site was on the north side of Southview Terrace, within the built-up area and designated Conservation Area of Henfield.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application on the grounds of insufficient parking. 73 letters of objection had been received. Three members of the public spoke in objection to the application and the applicant and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; landscape character of the site and the surrounding area; amenities of nearby residents; and parking and traffic conditions.

Although Members raised concerns around there being sufficient parking Members concluded that the application was acceptable as long as Ward

Members could reach a satisfactory agreement in relation to parking space with the Development Manager.

RESOLVED

That planning application DC/16/1783 be granted subject to the conditions and reasons as reported and satisfactory agreement with Ward Members in relation to parking spaces and the Public Rights of Way, to be delegated to the Development Manager.

PCS/112 **DC/16/2623 - 16 SOUTHVIEW TERRACE, HENFIELD (WARD: HENFIELD)**
APPLICANT: MISS SUZANNE SUTHERLAND

The Development Manager reported that this application sought retrospective planning permission for a 1-bed flat within the lower ground floor of 16 Southview Terrace. The subdivision involved only internal changes to the lower ground floor, with the layout providing a bedroom, a dining room, kitchen, and utility room at the rear.

The application site was on the north side of Southview Terrace, within the built-up area and designated Conservation Area of Henfield.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. 13 letters of objection had been received. Two members of the public spoke in objection to the application and the applicant and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; landscape character of the site and the surrounding area; amenities of nearby residents; and parking and traffic conditions.

RESOLVED

That planning application DC/16/2623 be granted subject to the conditions as reported.

The meeting closed at 5.42 pm having commenced at 2.30 pm

CHAIRMAN

This page is intentionally left blank

Planning Committee (South)

Date: 25th April 2017



Report by the Head of Development: APPEALS

Report run from 09/03/2017 to 04/04/2017 (currently run to 3/4/17)

1. Appeals Lodged

I have received notice from the Department of Communities and Local Government that the following appeals have been lodged:-

Ref No.	Site	Date Lodged	Officer Recommendation	Committee Resolution
DC/16/1904	Chestnut Cottage Water Lane Storrington Pulborough West Sussex RH20 3LY	17 th March 2017	Refuse	
DC/16/2583	23 Pound Lane Upper Beeding Steyning West Sussex BN44 3JB	17 th March 2017	Refuse	
DC/16/1082	Land at Coombelands Lane Pulborough West Sussex	22 nd March 2017	Refuse	Refuse
DC/16/2538	The Piggery West End Lane Henfield West Sussex BN5 9RA	22 nd March 2017	Refuse	Refuse
DC/16/2922	Singers Farm Henfield Road Cowfold Horsham West Sussex RH13 8DU	27 th March 2017	Refuse	
DC/16/2848	Bo Peeps Barn Wheatsheaf Road Henfield BN5 9AX	3 rd April 2017	Refuse	

2. Live Appeals

I have received notice from the Department of Communities and Local Government that the following appeals are now in progress:

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/16/1905	Chestnut Cottage Water Lane Storrington Pulborough West Sussex RH20 3LY	Fast Track	17 th March 2017	Refuse	
DC/16/2056	Church Cottage Church Street Herfield West Sussex BN5 9NT	Fast Track	15 th March 2017	Refuse	
DC/16/2235	Small Brownfield Site To East of London Road Petrol Filling Station London Road Ashington Pulborough West Sussex RH20 3AT	Written Reps	22 nd March 2017	Refuse	
DC/16/2599	Springlands Barn Frylands Lane Wineham West Sussex BN5 9BP	Written Reps	10 th March 2017	Refuse	
DC/16/2600	Springlands Barn Frylands Lane Wineham West Sussex BN5 9BP	Written Reps	17 th March 2017	Refuse	
DC/16/2601	Springlands Barn Frylands Lane Wineham West Sussex BN5 9BP	Written Reps	10 th March 2017	Refuse	

3. Appeal Decisions

I have received notice from the Department of Communities and Local Government that the following appeals have been determined:-

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/16/0291	Blackthorne Barn Marringdean Road Billingshurst West Sussex RH14 9HD	Informal Hearing	Dismissed	Refuse	Refuse



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 25 April 2017

DEVELOPMENT: Variation of conditions No 1 to previously approved application DC/16/0871 (Variation of Condition 1 of previously approved application DC/15/2547 to amend the design and layout of 17 dwellings (Plot 22 to 39). Division of plot 35 into two plots to allow an additional dwelling) To amend the layout of plot 76 to 126 (Phase 2) by altering the housing mix and increase the housing number by 11, and provide a flat above the village shop

SITE: Abingworth Nurseries Storrington Road Thakeham RH20 3EF

WARD: Chanctonbury

APPLICATION: DC/16/2835

APPLICANT: Abingworth Homes

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made a written representation, which disclose material considerations, are within the consultation period and are inconsistent with the officer's recommendation.

RECOMMENDATION: That planning permission be delegated for approval to the Development Manager, subject to completion of a legal agreement and appropriate conditions. The legal agreement will ensure the collection of all benefits previously secured under the previous consents. The agreement will also secure the additional affordable housing proposed and additional contributions to mitigate the impact of the additional 12 units.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application is made under Section 73 of the Town and Country Planning Act 1990. Under this provision, minor material amendments can be made to extant planning permissions through the variation of the condition which relates to approved plan drawings. The current application seeks a variation to allow the following:

- Replace the 51 dwellings allocated for over 55's in Phase 2 with 62 market units. This involves amendments to the layout and design of the houses and streets to this part of Phase 2. The additional 11 units would include 4 units of affordable accommodation.

- Provision of a residential flat within the roof space of the village shop. This includes the addition of dormer windows and rooflights to allow the use of the roof space for an additional residential unit.
- Improvements to the existing bridle paths in the area and additional traffic calming measures to Storrington Road.

1.3 The proposal would result in the following housing mix for the 62 dwellings:

2 Bed Houses	9
3 Bed Houses	33
4 Bed Houses	20
Total	62

- 1.5 The current proposal mainly relates to a section of the site within Phase 2 of the Abingworth development area measuring approximately 2.7 hectares. The section is located in a central location adjacent to the western boundary. This area has approval for 55 dwellings for the over 55s under the original permission.
- 1.6 The proposal is to replace the 55 approved dwellings with 62 dwellings. This includes changing the design, layout and positioning of the dwellings and the utilisation of an approved section of amenity space. The proposed dwellings would be accessed via two approved vehicle access points from Storrington Road to the north and south west of the site. An internal road divides this parcel of land from the approved attenuation pond to the east and the approved affordable housing, commercial units and nursery to the south section of the site. The scheme would retain a row of trees and a strip of land along its northern boundary. This divides the site horizontally and separates the site from an approved internal road and the approved football pitches, Village Hall and shop at Phase 1 to the north section of the site. These trees are covered by a Tree Preservation Order.
- 1.7 The scheme includes a realigned access through the revised parcel of land for the 62 dwellings. This road runs north to south and reconnects to the main internal road approved through the site. The houses are all proposed as two-storey units with pitched roofs. 22 of the units are indicated as chalet style dwellings. Each dwelling would include a front and rear garden area. The scheme includes a minimum of two parking spaces per dwelling. The chalet style units include an integral garage and a number of units would benefit from a detached garage. The proposal includes landscaping throughout with new trees proposed.
- 1.8 The proposal includes off-site improvements comprising traffic calming measures to Storrington Road and improvements to rights of way nearby. These are in addition to off-site improvements already secured through the original permission.
- 1.9 It should be noted that the last applications for this site (ref: DC/15/1242, DC/15/2547 & DC/16/0871) were also minor material amendment applications to the original permission for the site (ref: DC/10/1314). The original application permitted the redevelopment of the Abingworth Nursery site for 146 dwellings, comprising 63 open market dwellings, 51 dwellings for the 55 plus age group, 12 affordable dwellings and 20 key worker dwellings. In addition to the dwellings, various community and sports facilities were permitted, comprising a village hall and shop, a pre-school facility, community workshops/studio, sports pitches, changing rooms, a cricket pitch and pavilion, a children's play area, access roads, open space and landscaped areas.

- 1.10 With this amendment and previous approvals, the development would comprise 159 dwellings, including 123 open market dwellings, 16 affordable units and 20 local worker units, a village hall and shop, a pre-school facility, community workshops/studio, sports pitches, changing rooms, a cricket pitch and pavilion, a children's play area, access roads, open space and landscaped areas.

DESCRIPTION OF THE SITE

- 1.11 The main site is located in Thakeham Parish, to the east of High Bar Lane and to the north east of Abingworth Hall Hotel. The total site area is 33.7 hectares, all of which is outside of the built-up area boundary of Thakeham. The majority of the site lies to the east of Storrington Road and formerly included disused mushroom production buildings in the southern section of the site. These buildings have now been demolished. The remainder of the site to the east of Storrington Road comprised unused fields.
- 1.12 The site is bounded to the north, south and east by agricultural land. These boundaries are defined for much of their length by hedgerows and trees. Abingworth Hall Hotel is adjacent to the south west corner of the site. Existing dwellings at Thakeham are also to the west. The site includes a section of land on the western side of the road adjacent to Thakeham Mushrooms. The main village of Thakeham, coming off The Street, comprising Thakeham Conservation Area, lies to the north separated from the site by fields. In terms of topography, the site is gently undulating in the north and centre with a small stream flowing east to west through the north of the site. The site slopes up more markedly towards the south.
- 1.13 It should be noted that works have commenced on site in connection with the previous permissions. This includes the construction of the dwellings around the cricket pitch and the Village Hall. Works have also commenced at Phase 2 and to the west side of Storrington Road with the construction of the local worker units.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 The National Planning Policy Framework (March 2012), sections 1, 4, 6, 7, 8, 10, 11 and 12.
- 2.3 Planning Practice Guidance (March 2014).

RELEVANT COUNCIL POLICY

- 2.4 The following policies in the HDPF are considered to be relevant:

Policy 1: Strategic Policy: Sustainable Development
 Policy 2: Strategic Policy: Strategic Development
 Policy 3: Strategic Policy: Development Hierarchy
 Policy 4: Strategic Policy: Settlement Expansion
 Policy 10: Rural Economic Development
 Policy 15: Strategic Policy: Housing Provision
 Policy 16: Strategic Policy: Meeting Local Housing Needs

Policy 17: Exceptions Housing Schemes
 Policy 24: Strategic Policy – Environmental Protection
 Policy 25: Strategic Policy: The Natural Environment and Landscape Character
 Policy 26: Strategic Policy: Countryside Protection
 Policy 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 42: Strategic Policy: Inclusive Communities
 Policy 43: Community Facilities, Leisure and Recreation

2.5 Local Development Framework: Supplementary Planning Document:

- Planning Obligations (2007)

NEIGHBOURHOOD PLAN

2.6 The site is within the Parish of Thakeham. Thakeham has produced a Neighbourhood Plan. A referendum on the plan was held on the 22nd March 2017. The Thakeham Neighbourhood Plan was endorsed by local voters by 93%. The plan will now move forward to be 'made' and will become part of the Development Framework.

2.7 Policy 4 within the Thakeham Neighbourhood Plan covers the proposals for the redevelopment of the Abingworth Nursery site. The redevelopment of the site is supported subject to criteria.

2.8 PLANNING HISTORY

DC/10/1314	Demolition of existing buildings and redevelopment of the Abingworth Nursery site for 146 dwellings, comprising of open market dwellings, 51 dwellings for the 55 plus age group, 12 affordable dwellings, 20 key worker dwellings, village hall building (including shop and doctor's surgery), pre-school facility, community workshops/studio (957.5 sq metres), sports pitches and changing rooms, cricket pitch and pavilion, children's play area, access roads, open space and landscaped areas (including footpaths)	Permitted 19/04/2013
DC/12/0841 <i>(Thakeham Mushrooms, adjacent to site)</i>	Demolition of existing growing rooms and surrounding ancillary buildings, removal of compost production on site. Erection of new growing rooms (farms) required for the cultivation of mushrooms, a replacement office building, staff cafeteria, pack house building, ancillary plant structures and provision of open space and landscaped areas (including re-directed footpaths). Refurbishment and extension of existing production and package buildings including alterations to entrance of the site.	Permitted 19/04/2013
DC/15/1242	Minor Material Amendment to planning permission DC/10/1314 (Demolition of existing buildings and redevelopment of the Abingworth Nursery site for 146	Permitted 09/09/2015

dwellings, comprising of open market dwellings, 51 dwellings for the 55 plus age group, 12 affordable dwellings, 20 key worker dwellings, village hall building (including shop and doctors surgery), pre-school facility, community workshops/studio (957.5sqm), sports pitches and changing rooms, cricket pitch and pavillion, childrens play area, access roads, open space and landscaped areas (including footpaths)) for a revised layout for 21 dwellings in the northern part of the site, relocation of the approved local equipped area for plan (LEAP), sports fields and associated facilities, village hall and shop, amendment to the approved village hall and shop to separate the facilities into two buildings and remove the dedicated doctors surgery space and amendment to the approved football changing room building.

DC/15/2547	Variation of Condition 1 of previously approved application DC/15/1242 to amend the design of 21 dwellings and access / parking arrangements.	Permitted 31/03/2016
DC/16/0871	Variation of Condition 1 of previously approved application DC/15/2547 to amend the design and layout of 17 dwellings (Plot 22 to 39). Division of plot 35 into two plots to allow an additional dwelling	Permitted 16/11/2016
DC/16/1393	Variation of condition 1 to DC/16/0871 to amend the layout to allow for an increase in the provision of parking spaces to achieve 2no. spaces per dwelling for the 20 local worker units	Pending: Awaiting completion of S106

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.horhsam.gov.uk.

INTERNAL CONSULTATIONS

- 3.2 **HDC – Housing:** Support. The addition of 4 affordable units of accommodation is supported.
- 3.3 **HDC – Drainage Officer:** No comment.
- 3.4 **HDC – Environmental Health:** No objection subject to the proposed shop unit being limited to A1 and A2 use classes only to protect the amenity of the proposed flat above.
- 3.5 **HDC – Refuse Collections Officer (summarised):** Comment. Further information is required regarding access for refuse vehicles and bin collection points.
- 3.6 **HDC – Policy Section (EIA Assessment):** Comment. Given the overall size of the permitted development of 146 dwellings the impact of an additional 12 dwellings is not significant enough to trigger the requirement for an Environmental Impact Assessment for this application.

- 3.7 **HDC – Policy Section (Strategic)**: No objection. Given the existing principle of residential development having been agreed on this site, together with the emerging policy in the Thakeham Neighbourhood Plan, which following his modifications has been found to meet the basic conditions and is proceeding to referendum, the proposed amendment to the scheme is in principle acceptable in policy terms subject to the updated layout being acceptable in design terms.
- 3.8 **HDC – Leisure Services**: No objection subject to an additional contribution to compensate for the additional people generated by this proposal.

OUTSIDE AGENCIES

- 3.9 **West Sussex County Council – Highways**: No objection. There would be no highway safety or capacity objection to the proposed increase or change in the type of units.
- 3.10 **Southern Water**: No comment.

PUBLIC CONSULTATIONS

- 3.11 **Thakeham Parish Council**: The Parish have made the following comments:
- The land area of this section of the development is unchanged. Additional units, and higher average internal floor area, result from inclusion of 2-storey houses and redesign of the road layout. The proposal remains low-density: 23 dwellings per hectare as opposed to norms of 35 dph for similar developments.
 - Arguable benefits of the proposal include a larger and younger group of occupants contributing to a more lively community and better use of new site assets. Some additional housing at the Abingworth site may strengthen the parish's hand in resisting future speculative development proposals at other less appropriate locations. The revised housing mix appears to better reflect current market demand. No objection is raised to the loss of the over 55 units.
 - The community assets linked directly to the proposal are the addition of 4 units of affordable housing, traffic calming measures and rights of way improvements.
 - Given the recent tragic accident in Thakeham involving a girl, it is important that the traffic calming measures are implemented before August 2017, i.e. before the new pre-school opens in its new location and before the new year begins for other schools.
 - No objection subject to the incorporation of the additional community benefits in a revised S106 agreement, including specified delivery timelines to be agreed and an uplift to the S106 towards the management and maintenance funds for the Abingworth Village Hall.
- 3.12 **Thakeham Village Action**: Objection on the following grounds:
- The site is unsuitable and unsustainable for any more houses.
 - The retirement houses should be retained. They result in a more mixed community and more sustainable. There is also an increased requirement for retirement homes.
 - The scheme would be contrary to the examined Thakeham Neighbourhood Plan which does not allow changes to the consented applications if the schemes result in greater impacts on the landscape, local infrastructure and traffic movements. This scheme does result in a denser layout and will have a greater impact on local infrastructure.
 - The scheme is contrary to the District Plan which seeks to concentrate development in the major settlements.
 - The scheme conflicts with the finely balanced original recommendation for DC/10/1314 which sought to limit any future expansion of the site.

- The original application was only exceptionally permitted because money was generated for enabling development to keep the mushroom company in business. The provision of funds has now been made and there is no further justification for any increased number of dwellings.
- Road safety issues would be exacerbated.
- The application gives no useful benefits to the community.
- There is a loss of valuable open space within the estate.
- A S73 application is not the appropriate mechanism to determine this application.

3.13 Three letters have been received supporting the application on the following grounds:

- The S106 benefits for the scheme outweigh any objections.
- The scheme is sensible and more accurately reflect the needs of the community.
- The safe cycling and walking route proposed to Storrington is welcomed.
- The traffic calming measures are welcomed and should be made a condition.
- The scheme does not increase the footprint of the site.

3.14 **81** letters have been received objecting to the application on the following grounds:

- This site is already acknowledged as being in an unsustainable location, adding more houses only makes matters worse. The original permission was granted under enabling development rules and should only be extended under the same rules.
- The scheme is contrary to the District and Neighbourhood Plans.
- This application is not a minor modest change, it is substantial significant change which would impact on the local area.
- The local amenities in Storrington are already stretched by a number of developments and particularly the doctors' surgery is at capacity without even more houses.
- The scheme would be additional pressure on local roads with the increase in traffic. Each additional property in the area is likely to bring with it a minimum of two more cars, all increasing the load on what remain country narrow-track roads to simply unsustainable levels.
- The proposal results in loss of countryside and will change the character of the area. It will also disrupt some of the natural local wildlife areas.
- The homes need to be affordable for young people.
- The retirement homes should stay on the plan as they are needed and would result in less disruption.
- If land is available it should be used for a school for the village. The local school, Thakeham Primary School, has been moved to Rydon. This proposal puts a further strain on local schools and infrastructure.
- The proposal is for extra profit for the developers, with absolutely no discernible benefits to the community.
- The design of the houses does not fit in with the rest of the village.
- Concern is raised that the improvements to Strawberry Lane would destroy it.

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 This application proposes amendments to the extant permission for development of the site under DC/16/0871. This application, along with other permissions, has amended the original permission which permitted the principle of development of the site. As such, the only matters for consideration now are the acceptability of the proposed amendments taking into account any changes to national or local planning policy or any other material considerations. This application covers the same area as that approved by the original planning permission.

Principle of Development:

- 6.2 Permission was granted for the development of this site originally back in 2013 under DC/10/1314. Permission was granted on the basis of specific material considerations relating to the viability of a local employer, Thakeham Mushrooms. The parts of the Legal Agreement relating to viability of the Thakeham Mushrooms business have been fulfilled. Consequently, this would no longer be a relevant material consideration on an application for additional dwellings at this site. Any applications for the site would now have to be considered under the Horsham District Planning Framework 2015 (HDPF) and the policies relating to housing contained therein.
- 6.3 The current application mainly relates to a section of Phase 2 of the site and the area where permission was granted for 51 dwellings for the over 55's. Under the current permission, consent is sought to replace these units with 62 two-storey dwellings. The current scheme also includes the provision of an additional unit in the roof of the approved Village shop. Overall, the scheme results in a substantial rearrangement to the layout and design of the area approved for 55 dwellings. The proposal also results in an increase of 12 units on site. With this scheme, the total number of residential units on this site would be 159. This takes into account the additional unit approved under DC/16/0871 which was achieved through the division of a large plot at Phase 1.
- 6.4 The site is outside the current settlement boundary for Thakeham. Under normal circumstances the development would be contrary to the strategic and hierarchical approach to development outlined in the HDPF.
- 6.5 In this instance, the circumstances of the site are a material consideration when looking at the principle of additional housing on this site. Firstly, the development is within the existing site area for which planning permission has been granted and the principle of development in this location has been established. Furthermore, development on this site has already commenced with houses ready for occupation at Phase 1. Additionally, whilst the HDPF has a five year housing supply, the additional housing would further assist with the delivery of the 16,000 homes required under the HDPF.
- 6.6 The proposal is also considered in accordance with the emerging Thakeham Neighbourhood Plan. The plan has now reached an advanced stage in its preparation. A referendum has taken place and local people voted in favour of the plan. The final step is for the plan to 'made'. It would then become part of the Development Framework. Whilst not a made plan, the content of this advanced plan is a material consideration in the determination of this proposal.
- 6.7 Policy 4 within the plan covers proposals for the redevelopment of the Abingworth Nursery site. This policy supports the redevelopment of the site subject to criteria. The policy states that 'a change in the mix of dwellings that may lead to a modest increase in the total number of dwellings but not to the extent that the scheme will have any greater impacts on the landscape, local infrastructure and traffic movements than the consented scheme' would be supported. This is subject to amended schemes staying within the confines of

the existing approved site area. It is considered that the current scheme would result in a modest increase in housing which would not result in significant impacts on the landscape, local landscape or traffic movements. The additional 12 units amounts to an 8% increase in the total amount of dwellings on site. In accordance with the policy, the current scheme is also within the confines of the existing site.

- 6.8 The policy states that any additional housing at the Abingworth Site should include provision for extra care dwellings and other dwellings suited to occupation by older households. The scheme would remove the dwellings allocated for over the over 55s. It should be noted that there is no requirement under the original approval for these units to be for the over 55s only. The original permission does not include any conditions which restrict the use of these units. Additionally, the original S106 does not include any requirement for these dwellings to be used for the over 55s. It would therefore be difficult to enforce these units to be for over 55s only.
- 6.9 Consequently, it could be argued that these approved units are effectively normal market housing which could be sold to anyone. The proposal includes 38 two and three bedroom units which could be purchased by older residents wishing to downsize. The Parish have not objected to the loss of the over 55 units and commented that the proposal would result in larger and younger group of occupants contributing to a livelier community and better use of new assets. Notwithstanding the lack of extra care dwellings, the scheme is in accordance with this criterion.
- 6.10 The final criterion of Policy 4 of the Neighbourhood Plan is that any future proposals for increased development of the site delivers appropriate community benefits, including affordable housing. In accordance with Policy 16 of the HDPF, the scheme includes an additional 4 units of affordable housing. Each unit would be a three-bedroom dwelling. The provision equates to 35% of the additional 12 units proposed. This is on top of the affordable housing already secured on site. The tenure mix of the affordable housing is to be agreed.
- 6.11 The applicant has also agreed to off-site improvements to local rights of way and further traffic calming measures to Storrington Road. The Parish Council are particularly anxious to bring forward the traffic calming given a recent tragic accident on Storrington Road at Abingworth.
- 6.12 The Council would also be looking for the proposal to provide additional community benefits in the form of contributions towards improvements for schools, health facilities and community centres and halls (as outlined below). These contributions are required to mitigate the impact of the additional 12 units proposed as part of the current application.
- 6.13 It is therefore considered that the current proposal is in accordance with the Thakeham Neighbourhood Plan. Additionally, taking into account the existing permission and the current development of the site, the principle of additional housing within the confines of the existing site is considered acceptable.

Housing Mix:

- 6.14 In accordance with the NPPF there is a requirement to plan for a mix of housing types. Within this context, Policy 16 of the HDPF requires that the mix of housing types should be based on evidence set out in the latest Strategic Housing Market Assessment (SHMA). In November 2016, Chilmark Consulting Ltd undertook a Market Housing Mix Assessment of Crawley and Horsham. The assessment indicates that in the Horsham District there is a good spread of market housing choice at present. However, there is a need to refine and maintain the market mix to ensure that choice and access to appropriate housing remains

in future. In conclusion, the assessment states that there is a need to maintain a spread of choice in market housing sizes, especially for smaller units.

- 6.15 The approved scheme proposed a mix of 28 x 2 bed units and 23 x 3 bed units. The current scheme for 62 units proposes a mix of 9 x 2 bed, 29 x 3 bed and 20 x 4 bed. This results in a substantial reduction in the number of 2 bed units on this section of the site. In response to concerns regarding this mix, the applicant has responded that the current housing mix has been achieved through engagement with the Parish. The Parish have not objected to the current housing mix and have commented that the current housing mix better reflects current market demand.
- 6.16 Whilst there is a reduction in 2 bedroom units proposed for this section of the Abingworth site, the proposal still provides a high proportion of smaller units. It is therefore felt that the scheme is acceptable with the current requirements for market housing mix.

Appearance and Layout

- 6.17 The dwellings as amended would retain a traditional appearance with a mix of detached and semi-detached two-storey chalet style houses and bungalows. The dwellings would be in red brick with tile hanging to some gable ends. The amendment to the design and layouts of the dwellings would match the appearance of dwellings approved and would fit in with the context of this development site.
- 6.18 The layout of streets for the proposal is informal with the main internal road winding through the site north to south. This is considered an acceptable approach and the informal street layout gives the development visual interest.
- 6.19 In order to accommodate the additional units on site, the proposal includes the use of a piece of amenity open space. This is located in the north east section of this part of the site adjacent to the retained line of trees which runs east to west. Under the original consent, this area had previously been allocated for the proposed village hall (now to be located in the northern section of the site in between the football pitches and cricket pitch). Leisure Services have no objection to the use of this piece of land for additional housing given the amount of open space and facilities provided on site excluding this area meets the needs of the future occupiers of the site. This includes two football pitches, a cricket pitch, a LEAP and a large amenity area around a proposed attenuation pond.
- 6.20 Given this provision of amenity space on site, the loss of the piece of amenity space in question is considered acceptable. With this section of land, there is ample space for appropriate spacing between the units resulting in an acceptable layout which matches the overall character of the site. As amended, the proposal would include more spacing between the units and larger garden areas when compared to the original approval. The amended layout would also result in larger gardens for the units with more of an active frontage looking north. These alterations are seen significant improvements.
- 6.21 In addition, the scheme retains a suitable distance between the proposed units and the protected trees along the northern boundary. The proposal also indicates additional landscaping including new trees. In the context of this development site, the proposal would not affect the landscape character of the area and is considered in accordance with Policy 33 of the HDPF.

Impacts upon nearby and future residents:

- 6.22 Policy 31 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 west of the site and would not result in a significant impact on the amenity of any adjacent properties at Thakeham. Given the layout, the scheme would not result in any loss of light or increased enclosure for the respective residents of the houses.

- 6.23 In accordance with the original approval for the site, the houses would not benefit from any permitted development rights for extensions or outbuildings. This would ensure that no extensions or roof additions can be built without the benefit of planning permission. This will also protect the amenity of the future residents of the houses.

Highway Impacts:

- 6.24 The amendment would not alter the primary or secondary road layout within the site. The vehicle access to the houses and the main access into the site from Storrington Road would remain unaltered. The number of parking spaces for the amended dwellings (including garages) would generally remain as approved with each benefiting from two or three off street-parking spaces. The revisions to the dwellings would not lead to any significant difference in terms of the overall traffic levels previously considered to be acceptable in relation to site access and highway capacity. On this basis, West Sussex County Council Highway Authority has not raised any objections to the proposal. The proposal is therefore in accordance with Policies 40 and 41 of the HDPF. The Highways Authority has also commented that they would support additional traffic calming measures and improvements to the rights of way in the vicinity of the site. This is subject to details to be agreed as part of the deed of variation.

Proposed Flat Above the Village Shop:

- 6.25 The proposal includes a new flat to be located within the roof space of the proposed shop. The approved shop is located adjacent the village hall within Phase 1 in the north section of the site. The proposal would result in the loss of a proposed office at ground floor level. This area would be used as a new stair way and entrance for the proposed flat. The conversion of the roof space would result in a two-bedroom flat. The loss of the office area at ground floor is acceptable as the proposal would still provide a substantial shop layout with ample space for storage. The proposal would therefore not affect the viability of the proposed shop unit. In terms of parking, the flat would benefit from the parking area for the village hall and shop. It should also be noted that the flat above the shop would provide good surveillance for the village hall and car parking area.
- 6.26 The proposal includes four dormer windows and roof lights to allow light and outlook for the new flat. Three dormer windows are proposed to the south west roof slope and one dormer window is proposed to the south east roof slope. The dormers are shown with appropriate pitches roofs to match the roof of the building. The dormers would also be appropriately spaced out on the roof slopes and would form sympathetic additions to the building. Facing south west and south east, the dormers would not allow any view over any adjacent residential properties. Five rooflights are proposed to the north east roofslope which face over the garden of an approved residential unit. However, the scheme indicates that the rooflights would be set at a high level within the roofslope. Set at a high level, the rooflights would not allow overlooking of the adjacent garden.
- 6.27 The Council's Environmental Health Officer has commented that with the addition of a residential unit, the shop unit should be limited to Class A1 (retail) and A2 (professional and financial services) to reduce the potential impact on the above residential unit. A condition is therefore recommended removing permitted development rights for the shop unit to limit it to A1 or A2 use. This would stop the unit from being converted to other uses, such as a restaurant, under permitted development rights.

Contributions and Off-Site Improvements

- 6.28 The description and infrastructure provisions of the original planning permission (DC/10/1314) remain unaltered. The scheme does not affect the provision of 12 affordable housing units secured to the south of the site or the 20 local worker units approved to the west of Storrington Road.
- 6.29 A deed of variation is required for the current application to attach the current application to the approved S106 agreement. The deed of variation would also secure the 4 additional affordable housing units proposed. As the scheme results in an additional 12 units on site, in accordance with Policy 39 of the HDPF, consideration is given to the infrastructure needs of the proposal and whether additional contributions are required to mitigate the impact of the additional units.
- 6.30 In terms of highway improvements, the original permission required highway works which included the provision of a bus lay-by and bus stops along Storrington Road, provision of footway improvements and a scheme of traffic calming. Some of these measures have now been implemented. The current scheme includes additional traffic calming measures along Storrington Road in the vicinity of the proposal. These have been proposed in consultation with the Parish who see additional traffic calming measures as a priority given the recent tragic accident on this road. West Sussex County Council Highway Authority has commented that there are on-going discussions with the applicant's traffic consultant as to whether the proposed measures are deliverable. To this end, the deed of variation is to state that any additional traffic calming measures are to be agreed in full consultation with the Highway Authority and the Parish.
- 6.31 The applicant has also offered improvements to rights of way in the area. This comprises diverting part of bridleway 2483 heading west through the application site to connect to bridleway 2473 at High Bar Lane. A new link is also proposed through the Chesswood Nursery Site. These improvements have been brought forward in discussion with WSCC Rights of Way officer and would improve accessibility connecting up rights of way. The idea behind these improvements is to provide a better pedestrian route to Storrington. Details of the improvements would be secured through the proposed deed of variation.
- 6.32 West Sussex County Council has commented that additional contributions would be required for education, libraries and fire and rescue. In accordance with the Council's SPD on Planning Obligations, this then leaves contributions for health improvements in the area and District Council contributions. The exact amounts required for education, libraries and fire and health will be finalised as part of the deed of variation in consultation with WSCC and the Clinical Commissioning Group.
- 6.33 In terms of District Council contributions, contributions are normally required to mitigate the impact of additional residential units for amenity open space, LEAPs, indoor and outdoor facilities and community centres and halls. As approved, the scheme includes a substantial amount of open space, a LEAP and other community facilities including a village hall and a nursery. As such, it is felt that, with the exception of community centres and halls, sufficient community facilities are to be provided on site to mitigate the impact of the proposal.
- 6.34 In terms of community centres and halls, the proposal includes a new village hall. Under the original S106, £57,000 was allocated for the management and maintenance of the village hall. Thakeham Parish have commented this amount is inadequate to meet their needs to maintain and manage this new hall and have requested additional funds. The Council's Leisure Services Manager has supported this request on the basis that the original contribution was too low and that an increase is appropriate. Given the additional demands on the village hall brought about by the increase in residents under this proposal,

it is considered appropriate for an additional contribution of approximately £28,000 to be paid for the management and maintenance of the village hall.

- 6.35 The applicant has proposed the submission of a new phasing plan for the whole of the site to be submitted and agreed by the Council as part of the deed of variation for the current scheme. The applicant has proposed this amendment in line with the Parish's concern regarding the delivery of dwellings on site. No objection is raised to this amendment which would not affect the delivery of the units on site and would also tidy up the original S106 phasing plan which is now out of date.
- 6.36 The Parish have commented that the additional traffic calming measures must be in place before August 2017. The additional traffic calming measures and triggers have to be agreed with the Highway Authority and the applicant. Accordingly, the trigger dates for the additional measures are to be agreed as part of the deed of variation in discussion with the Parish, the applicant and the Highway Authority.

Conclusions

- 6.37 Overall, the proposal is considered appropriate as amendments to the original permission in the context of the development of this site. The proposal is acceptable in terms of design and is appropriate with respect to potential impact on residential amenity and highway safety.

7. RECOMMENDATIONS

- 7.1 That planning permission be delegated for approval to the Development Manager, subject to completion of a Legal Agreement and appropriate conditions:
1. List of approved plans and documents.
 2. Not applicable.
 3. (a) With the exception of plots 40-63 and 76-113, the scheme shall be implemented fully in accordance with the details of the finished floor levels of the development in relation to a nearby datum point approved under DISC/15/0359.

(b) No development shall commence at plots 40-63 and 76-113, 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: To control the development in detail in the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework 2015.
 4. (a) With the exception of plots 40-63 and 76-113, the scheme shall be implemented fully in accordance with the details of boundary walls and fences approved under DISC/15/0359. The walls and fences shall be implemented in accordance with the agreed details and thereafter shall be retained as approved and maintained in accordance with the approved details.

(b) Prior to the first occupation of the units at plots 40-63 and 76-113, 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 have

been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework 2015.

5. (a) With the exception of plots 40-63 and 76-113, the dwellings / buildings hereby permitted shall not be occupied until provision for the storage and collection of refuse/recycling bins has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved refuse/recycling bin storage and collection facilities shall thereafter be permanently retained for their intended purpose.

(b) No dwelling hereby permitted at plots 40-63 and 76-113 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. 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.

6. Notwithstanding the approved outbuildings and the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A B C D E F G and H of Part 1 of Schedule 2, Part 1 of the order shall be erected constructed or placed within the curtilage of the dwellings hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwellings unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

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

7. The scheme shall be implemented fully in accordance with the details outlining measures for protected species and their habitats approved under DISC/15/0374.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 25 of the Horsham District Planning Framework 2015, and in the interests of protected species as listed under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000, to ensure that a habitat remains for them during and after development.

8. The scheme shall be implemented fully in accordance with the Arboricultural Method Statement approved under DISC/15/0374.

Reason: To ensure the successful and satisfactory retention of important trees, shrubs and hedges on the site in accordance with Policy 33 of the Horsham District Planning Framework 2015.

9. (a) Notwithstanding the amendments to the design of the dwellings for plots 22-39, 40-63 and 76-113, the scheme shall be implemented fully in accordance with the schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed buildings approved under DISC/15/0330.

(b) In relation to dwellings approved at plots 22-39 (ref: DC/16/0871), plots 40-63 and plots 76-113 (ref: DC/16/2835), no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and samples of

such materials and finishes and colours to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: 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.

10. No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, 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 of the Horsham District Planning Framework 2015.

11. No burning of materials shall take place on the site.

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

12. The scheme shall be implemented strictly in accordance with the disposal of sewage details as submitted and as approved under ref: DISC/15/0331 on the 8th March 2016 and shall thereafter retained as such.

Reason: To ensure that the development is properly drained and in accordance with Policy 38 of the Horsham District Planning Framework 2015.

13. The scheme shall be implemented fully in accordance with the Written Scheme of Archaeological Investigation approved under ref: DISC/15/0325 on the 19th November 2015.

Reason: To ensure appropriate investigation and recording of buried archaeological Heritage Assets on the site before or during new building, infrastructure and landscaping works, in accordance with Policy 34 of the Horsham District Planning Framework 2015.

14. The scheme shall be implemented in accordance with the details of the proposed junctions onto the B2139 Storrington Road approved under ref: DISC/16/0338.

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

15. The scheme shall be implemented fully in accordance with the details of the roads serving the development approved under DISC/16/0161 and thereafter maintained as such.

Reason: To secure satisfactory standards of access for the proposed development and in accordance with Policy 40 of the Horsham District Planning Framework 2015.

16. With the exception of plots 40-63 and plots 76-113, the scheme shall be implemented in accordance with the details of car parking spaces serving the respective phase of the development approved under ref: DISC/16/034.

Reason: To provide car-parking space for the dwellings and in accordance with Policy 41 of the Horsham District Planning Framework 2015.

17. The scheme shall be implemented fully in accordance with the Construction Management Plan approved under DISC/15/0330.

Reason: In the interests of road safety and in accordance with Policies 24 & 33 of the Horsham District Planning Framework 2015.

18. The scheme shall be implemented fully in accordance with the footway improvements and pedestrian crossings onto Storrington Road approved under DISC/16/0349.

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

19. No part of the development, hereby approved, shall be occupied until plans and details of improvements to the rights of way network in the vicinity of the development have been submitted to and agreed in writing with the Local Planning Authority in conjunction with WSCC Rights of Way team. These improvements shall thereafter be implemented in accordance with an agreed timetable.

Reason: To safe guard and improve the existing rights of way network within the vicinity of the development and in accordance with Policy 40 of the Horsham District Planning Framework 2015.

20. The scheme shall be implemented fully in accordance with vehicle wheel-cleaning details approved under DISC/15/0359. The facility shall be retained in working order and be available for use throughout the period of work on site to ensure that vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

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

21. (a) With the exception of plots 40-63 and plots 76-113, the scheme shall be implemented strictly in accordance with the details of foul and surface water sewerage approved under ref: DISC/15/0331 on the 8th March 2016 and thereafter retained as such.

(b) No dwelling hereby permitted at plots 40-63 and 76-113 shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that adequate means of foul and surface drainage are provided in accordance with Policy 38 of the Horsham District Planning Framework 2015.

22. The scheme shall be implemented fully in accordance with Low Emission Strategy (LES) for the development approved under DISC/15/0374.

Reason: To ensure that a suitable Low Emission Strategy is agreed to offset the impact of the development hereby approved and in accordance with Policy 24 of the Horsham District Planning Framework 2015.

23. A) Within a period of one month from the commencement of works on each Phase (as shown on the phasing plan LPL.01), full details of the soft landscaping buffer to surround that phase (specifically the landscaping to the north of phase 1A and to the east of phases 1B and 2) shall be submitted to and approved in writing by the Local Planning Authority.

The details to be submitted for each phase shall comprise the following:

- A detailed plan and specification for topsoil stripping, storage and re-use on the site in accordance with recognised codes of best practice
- Contour plans, proposed and existing levels, and cross/long sections for all earthworks on the site, including those associated with the allotments and housing in the southern part of the site
- Planting/Seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written soft specification (National Building Specification compliant) of planting (including ground preparation, cultivation and other operations associated with plant and grass establishment).
- Walls, fencing and railings - location, type and materials
- An indicative programme of works indicating when the planting works is scheduled to take place

The approved buffer soft landscaping works for each phase shall be fully implemented in the first planting season following the commencement of works on that phase. 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.

- B) Prior to the occupation of any dwelling on each relevant phase, full details of the hard and soft landscaping works for that phase (as shown on the phasing plan LPL.01) shall be submitted to and approved, in writing, by the Local Planning Authority.

The details to be submitted for each phase shall comprise the following:

- A detailed plan and specification for topsoil stripping, storage and re-use on the site in accordance with recognised codes of best practice
- Contour plans, proposed and existing levels, and cross/long sections for all earthworks on the site, including those for the proposed ornamental and wildlife pond and associated with the allotments and housing in the southern part of the site
- Planting/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).
- Hard surfacing materials- layout, colour, size, texture, coursing, levels
- Walls, fencing and railings- location, type and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse units and lighting columns and lanterns

The approved landscape scheme for each phase 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 within that phase. 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 in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework 2015.

24. (a) With the exception of plots 40-63 and plots 76-113, the scheme shall be implemented in accordance with the details of underground services approved under ref: DISC/15/0331 on the 8th March 2016.

(b) No development shall commence at plots 40-63 and 76-113, 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: 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.

25. The scheme shall be implemented in accordance with Landscape Management and Maintenance Plan approved under DISC/15/0383.

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

26. The scheme shall be implemented in accordance with the tree and hedge protection details approved under DISC/15/0374.

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

27. Other than those works approved as part of this planning application no trees, hedges or shrubs 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 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 a satisfactory development in the interests of amenity in accordance with Policy 38 of the Horsham District Planning Framework 2015.

28. Should any bats or evidence of bats be found prior to or during works, works must stop immediately and a specialist ecological consultant or Natural England shall be contacted for further advice before works can proceed.

Reason: To ensure that suitable mitigation measures are in the event that bats are found at the site and in accordance with Policy 25 of the Horsham District Planning Framework 2015.

29. The scheme shall be fully implemented in accordance with the scheme for the provision of a buffer zone between the housing and the agricultural land in the east and south east of the site approved under DISC/15/0359. The buffer shall be planted out in accordance with the approved scheme during the first planting season (October to March) following commencement of development.

Reason: This planning condition is necessary to ensure the development complies with the principles of UK Biodiversity Action Plan and Policies 25 and 33 of the Horsham District Planning Framework 2015.

30. The scheme shall be fully implemented in accordance with the scheme for the provision and maintenance of bat refuges approved under DISC/15/0359. The approved details shall be thereafter permanently retained and maintained for their intended purpose.

Reason: This planning condition is necessary to ensure the development complies with the principles of UK Biodiversity Action Plan and Policy 25 of the Horsham District Planning Framework 2015.

31. The scheme shall be implemented fully in accordance with the surface water drainage scheme, based on sustainable drainage principles, as approved under ref: DISC/15/0331. The scheme shall be managed and maintained in accordance with the approved details thereafter.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these, in accordance with Policies 33 and 38 of the Horsham District Planning Framework 2015.

32. The scheme shall be implemented fully in accordance with the Contaminated Land Assessment details as approved under ref: DISC/15/0331. Any changes to these components require the express written consent of the Local Planning Authority.

Reason: To ensure the protection of controlled waters from contamination associated with historic and recent site uses and in accordance with Policy 24 of the Horsham District Planning Framework 2015.

33. With the exception of the details submitted for Phase 1A only approved under ref: DISC/16/0305, the development, hereby approved, shall not be occupied until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To ensure that any remediation, if deemed necessary, is satisfactorily completed and in accordance with Policy 24 of the Horsham District Planning Framework 2015.

34. If, during development, contamination 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, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that any contamination identified during the demolition and construction works is fully characterised and assessed and to minimise pollution in accordance with Policy 24 of the Horsham District Planning Framework 2015.

35. Prior to the commencement of demolition or preparatory works on site, and in accordance with the bat survey, an Ecological Clerk of Works will be commissioned to undertake a final check for bats. The oak tree requiring removal to facilitate the northern access into the site from the Storrington Road shall be felled using the 'reasonable avoidance measures', as outlined on page 8 of the PJC Ecology report, dated 1st July 2015.

Following final checks and/or the 'reasonable avoidance measures', should protected bat species be present work must stop and Natural England be informed. A license may be required from Natural England before works can re-commence.

Reason: To protect bat species that are utilising the wider site and may take the opportunity to later roost in buildings to be demolished, or trees to be felled, in accordance with Policy 25 of the Horsham District Planning Framework 2015.

36. The scheme shall be fully implemented in accordance with the bat sensitive lighting strategy approved under DISC/15/0359 and no other external lighting or floodlighting shall at any time be installed.

Reason: To protect bat species that are utilising the wider site and may take the opportunity to later roost in buildings to be demolished, or trees to be felled, in accordance with Policy 25 of the Horsham District Planning Framework 2015.

37. The scheme shall be fully implemented in accordance with badger surveys approved under DISC/15/0374.

Reason: To protect badgers in accordance with National Planning Policy Framework paragraph 118 and with Policy 25 of the Horsham District Planning Framework 2015.

38. The removal of any buildings, trees and/or shrubs shall be undertaken only between September and the end of February when birds have ceased nesting. If this is not possible and the building or tree/shrub is required to be removed between March and August, and Ecologist shall first check for active bird nests, no more than seven days before works commence. Any active nests found shall be protected, as advised by the Ecologist, until the birds have ceased nesting.

Reason: To protect breeding birds in accordance with National Planning Policy Framework paragraph 118 and with Policy 25 of the Horsham District Planning Framework 2015.

39. Prior to the use of the building as a retail shop hereby permitted, details of external plant to accord with British Standard 4142: 2014 Methods for rating and assessing industrial and commercial sound shall be submitted to and approved in writing by the Local Planning Authority. The external plant shall thereafter be implemented in accordance with the approved details and no further plant installed without the prior written approval of the Local Planning Authority.

Reason: In the interests of amenity of adjacent residents and in accordance with Policy 33 of the Horsham District Planning Framework 2015.

40. Deliveries to and collections from the retail shop hereby permitted shall not take place other than between the hours of 0800-1800 Monday to Saturday and at no time on Sundays or Bank or Public Holidays.

Reason: In the interests of the amenity of adjacent residents and in accordance with Policy 33 of the Horsham District Planning Framework 2015.

41. The first floor side windows to the units at plots 3 (window facing south west), 4 (window facing north east), 9 (window facing south east), 10 (window facing northwest), 17 (window facing east) & 18 (window facing west) around the cricket pitch shall only be glazed with obscure glazing and shall be fixed shut to a height of 1.7m above the finished floor level and thereafter retained as such.

Reason: To limit overlooking between properties in the interests of residential amenity and in accordance with Policy 33 of the Horsham District Planning Framework 2015.

42. With the exception of the details approved for the units at Phase 1A under ref: DISC/16/0325, prior to the occupation of any dwelling hereby permitted, details of how the

dwellings will be constructed and/or fitted out to restrict the average water usage per person to 110 litres per day, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved methods of water usage restriction shall be fully implemented prior to the occupation of each dwelling and shall thereafter be retained.

Reason: In order to address the impacts of the location of the development within an area of serious water stress in accordance with Policy 37 of the Horsham District Planning Framework.

43. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the village shop hereby permitted shall be used for Class A1 or Class A2 only and for no other purposes whatsoever, (including any other use as defined in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to the potential impact on the residential units above the shop under Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant:

1. The applicant is advised that the details to be submitted pursuant to Condition 23A and B above shall include the following:
 - Provision of a broad 5m width informal hedgerow with hedgerow trees on the northern boundary of the site, adjacent to the proposed housing and sports pitches.
 - Provision of a minimum of 3m width hedgerow (hedgerow shrubs only) on the boundary with the allotments
 - Provision of a 2.5m width of hedgerow planting between the proposed workshops and the existing pond, retaining existing vegetation, where space for construction of the workshops allows
 - Detailed proposals for the main access road landscaping taking account of local character and distinctiveness
 - Detailed proposals for retention, management and enhancement with new planting of the existing hedgerow and hedgerow trees on Storrington Rd, adjacent to the key worker housing

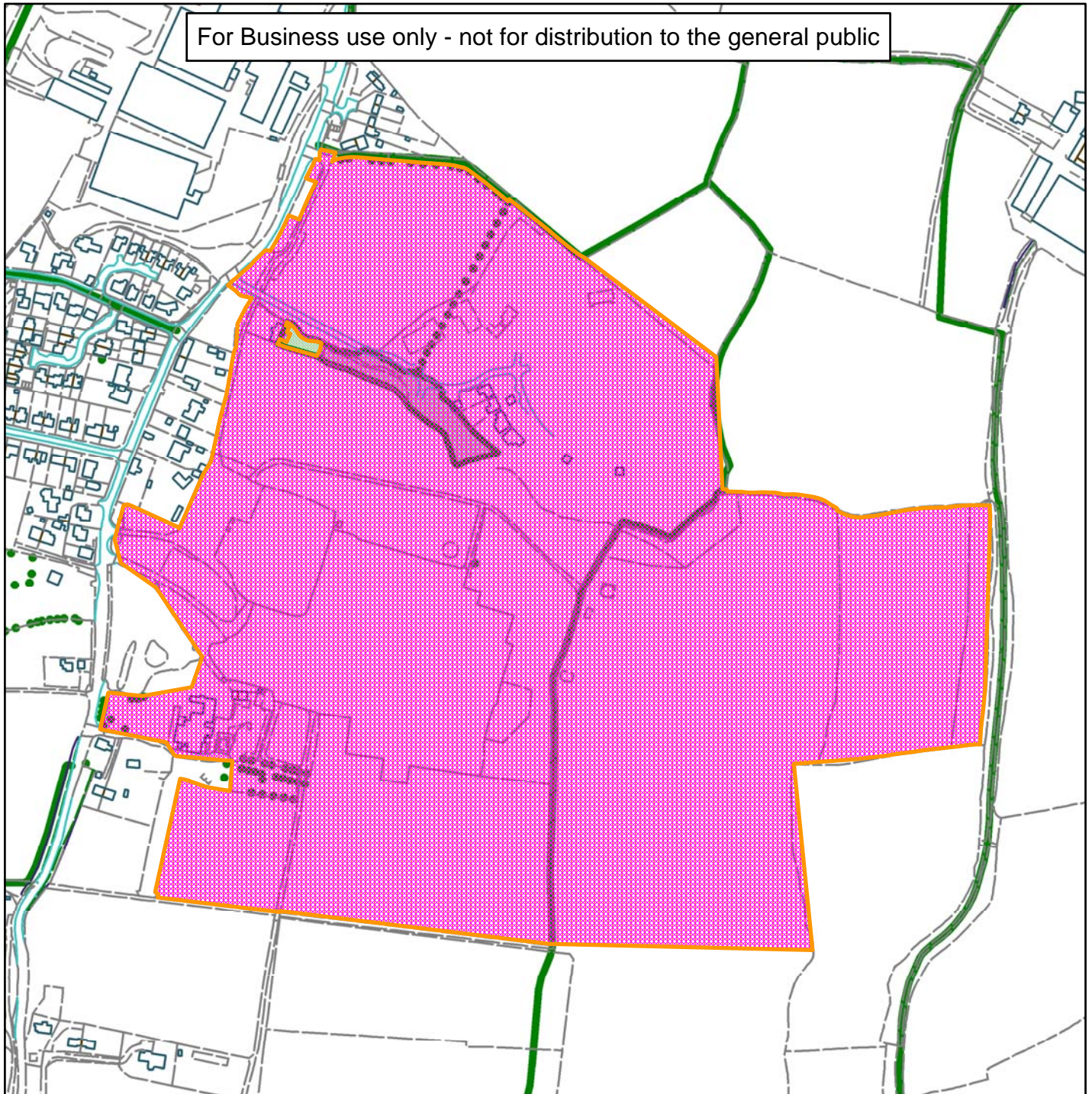
Background Papers: DC/10/1314, DC/12/0841, DC/15/1242, DC/16/0871, DC/16/2835

This page is intentionally left blank



Abingworth Nurseries

For Business use only - not for distribution to the general public



Scale: 1:5,000

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Horsham District Council
Department	
Comments	
Date	04/04/2017
MSA Number	100023865

This page is intentionally left blank



**Horsham
District
Council**

**PLANNING COMMITTEE
REPORT**

TO: Planning Committee South
BY: Head of Development
DATE: 25 April 2017
DEVELOPMENT: Demolition of the existing bungalow and erection of four residential units as two pairs of semi-detached properties
SITE: Firside Lower Faircox Henfield West Sussex
WARD: Henfield
APPLICATION: DC/17/0411
APPLICANT: Mr & Mrs Huckson

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters of representation contrary to the Officer's recommendation have been received.

RECOMMENDATION: To permit the application subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the demolition of the existing dwelling and the erection of 2 x pairs of semi-detached dwellings.
- 1.2 Each plot would measure to a depth of 25m and width of 7m, with the proposed dwellings positioned centrally. Amenity space would be provided to the rear of the dwellings (measuring approximately 60sqm) with parking for 2 x vehicles per dwelling and 1 x visitor space provided to the front.
- 1.3 Each pair of dwellings would measure to a depth of 13.6m and a width of 12m, and would extend to a total ground floor area of approximately 163sqm. The proposed dwellings would incorporate gable features to the front and rear, with pitched roof extending to an overall height of 8.2m. The proposal would extend over three storeys (with bedroom and ensuite built into the roof) and would incorporate a ground floor flat roof projection to the front.
- 1.4 The proposed dwellings would be half finished in facing brick and horizontal timber cladding, with plain clay tiles to the roof. The proposed dwellings would provide a kitchen/living room/dining room on the ground floor, 2 x bedrooms (one with en-suite), bathroom and study to the first floor, and one bedroom (with en-suite) to the second floor.

DESCRIPTION OF THE SITE

- 1.5 The application site lies within the designated built-up area of Henfield, set back from the public highway of Lower Faircox and serviced by an existing access driveway. The site is surrounded by properties of varying size and appearance, all of which are oriented at various angles to the site.
- 1.6 The site itself is relatively flat, with the properties to the north set above the site, and those to the south and west set below. The site is well screened by mature trees to the south and west, with mature hedging provided along the north and western boundaries.
- 1.7 The rear gardens of the neighbouring properties bound the site, and extend to a depth of approximately 24m.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
 NPPF1 - Building a strong, competitive economy
 NPPF3 - Supporting a prosperous rural economy
 NPPF6 - Delivering a wide choice of high quality homes
 NPPF7 - Requiring good design
 NPPF14 - Presumption in favour of sustainable development

RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
 HDPF1 - Strategic Policy: Sustainable Development
 HDPF2 - Strategic Policy: Strategic Development
 HDPF3 - Strategic Policy: Development Hierarchy
 HDPF15 - Strategic Policy: Housing Provision
 HDPF16 - Strategic Policy: Meeting Local Housing Needs
 HDPF32 - Strategic Policy: The Quality of New Development
 HDPF33 - Development Principles
 HDPF40 - Sustainable Transport
 HDPF41 - Parking
 HDPF15 - Strategic Policy: Housing Provision
 HDPF16 - Strategic Policy: Meeting Local Housing Needs

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 **Henfield Neighbourhood Development Plan**
 Following a court decision on 13 October 2016, Henfield Neighbourhood Development Plan has been quashed. The Parish Council is currently considering how they will move forward. Henfield Parish continues to be covered by the Horsham District Local Plan, and this plan remains the current and up to date plan for the area.

PLANNING HISTORY AND RELEVANT APPLICATIONS

HF/17/56

Site for bungalow.

Application Refused on

		02.05.1956	
HF/13/67	Dwelling and garage.	Application Refused on 05.04.1967	
HF/60/68	Bungalow.	Application Permitted on 23.01.1969	
HF/17/69	Detached bungalow and garage.	Application Permitted on 21.03.1969	
HF/33/69	Amendments to hf/17/69	Application Permitted on 25.04.1969	

3. OUTCOME OF CONSULTATIONS

INTERNAL CONSULTATIONS

3.1 N/A

OUTSIDE AGENCIES

3.2 **County Council – Highways:** No Objections

3.3 **Southern Water:** No Objections

3.4 **Services Management, Waste Services:** No Objections

PUBLIC CONSULTATIONS

3.4 **Parish Council:**

3.5 A total of 16 objections were received, and these can be summarised as follows:

- Overlooking and loss of privacy to surrounding properties
- Impact on trees – development could significantly undermine the root structure of established trees
- Use and access to public tway which borders the site
- Overdevelopment of the site and disproportionate to existing dwelling
- Out of keeping with surrounding development
- Access to site by emergency vehicles
- Increased traffic during construction and lifetime of development
- Overbearing impact upon neighbouring properties
- Length of pedestrian/vehicular access and associated safety issues
- Noise and pollution during construction and over lifetime of development
- Inadequate parking provision
- Unnecessary development with no justification of need

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The application seeks full planning permission for the demolition of the existing dwelling and the erection of 2 x pairs of semi-detached dwellings.

Principle of Development

- 6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. Any infilling will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.
- 6.3 The site lies within the designated built-up area of Henfield, which is categorised as a “Small Town and Village” under Policy 3 of the HDPF. There is a presumption in favour of sustainable development within the built-up area, and as such, the proposal is considered acceptable in principle, subject to all other material considerations.

Character of the dwellings and visual amenities of the street scene

- 6.4 Policies 32 and 33 promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings.
- 6.5 The wider area consists of a mix of detached and semi-detached properties of both single and two storey nature, all of which are built along relatively continuous build lines that front the highway. It is noted that whilst the build pattern of the surroundings is relatively uniform (consisting of dwellings built along the public highway) a similar dwelling, known as Hunters End is set back off the highway, to the rear of the surrounding properties. The plot sizes of the surrounding properties vary, with properties to the north consisting of large elongated rear gardens, and properties to the south consisting of shallower curtilages.
- 6.6 The proposed dwellings would each measure to a total floor area of approximately 72sqm, and would be positioned centrally within a curtilage of approximately 140sqm. Whilst noted that the proposed layout of the site would contrast against the surrounding build pattern of dwellings, the pattern of development is not considered to be so characteristic that would warrant a refusal on these grounds. It is therefore considered that the proposed layout of the dwellings would not result in harm to the character of the site and surroundings.
- 6.7 The application site and surroundings slope on an incline from south to north, with the proposed height of the dwellings seeking to transition between the single storey dwellings to the south and the adjacent properties to the north which sit on higher ground. This transition is considered an appropriate and informed approach that would limit physical and visual impact and reflect the character and pattern of development of the wider street scene. In addition, the plot size of each dwelling is considered to provide a sufficient amount of amenity space that would reasonably reflect the built surroundings and pattern of development. Therefore, the position of the dwellings would retain a level of openness between the surrounding properties, with the form and appearance of the dwellings considered to provide visual relief and interest.
- 6.8 The street scene is characterised by a mixed vernacular and material palette, with no discernible or distinguishable character within it. The proposed dwellings would be finished

in facing brick and horizontal cladding, with plain clay tiles to the roof. The proposed finish and appearance of the dwellings is considered to be of a high quality, with the overall design and appearance considered to improve the visual aesthetics of the site, and complement the character of the surroundings.

- 6.9 The application site forms an existing backland site, set back from the public highway. In its current layout the site does not relate to the surrounding pattern of development, and is not visible from the street scene. The introduction of semi-detached dwellings is therefore not considered to detract from the overall character and build pattern of the surroundings. Given the nature and form of the built surroundings, the proposed plot size and layout of the dwellings are considered to be reflective of similar development within the area, with the proposal considered to maintain the characteristics of the surrounding build pattern, in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015).

Amenities of the occupiers of adjoining properties

- 6.10 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties. The Horsham District Design Guidance on House Extensions states that rear window to rear window distances should be no less than 21m, with blank gable to rear elevation distance at a minimum of 10.5m.
- 6.11 The application site lies centrally, surrounded by residential properties to the north, south, east and west. Given the natural topography, the dwellings to the south are set below the site, with the dwellings to the north positioned on higher ground. A number of the objections received raise concern with the scale of the development and the impact the proposed dwellings would have on the amenities of neighbouring properties surrounding the site. In particular, given the natural topography of the site in relation to the surroundings, the objections are concerned that the proposed development would lead to unacceptable overlooking, loss of privacy, and loss of natural light.
- 6.12 It is considered that while the proposed development would increase the number and height of dwellings on the site consideration has been given to limit the impact upon the surrounding neighbouring properties.
- 6.13 The proposed dwellings would be positioned centrally within the site, with the rear elevations positioned approximately 23m from those of the neighbouring properties to the west, and the flank side elevations positioned approximately 20m from the neighbouring properties to the north and south. The natural topography would result in the ridge height of the proposed dwellings being approximately level with the eaves height of the neighbouring properties to the north, with the first floor windows positioned in line with the ridge height of the neighbouring properties to the south and west.
- 6.14 The proposed dwellings would be positioned in excess of the 21m and 10.5m respectively recommended within the Horsham District Design Guidance Leaflet on House Extensions. As such, the dwellings are considered to be sited at an appropriate distance to reduce potential overlooking and loss of privacy. In addition, it is considered that the windows of the proposed dwellings have been positioned and oriented to address potential overlooking, with the size of the openings considered reasonable to allow a sufficient amount of natural light whilst also limiting potential outlook.
- 6.15 Although the additional dwellings, extending over two storeys (with rooms in roof) would result in an increased perception of overlooking, given the differing ground levels and the size of the gardens to the adjacent dwellings, it is considered that the angle of degree would provide limited views into the neighbouring gardens. In addition, whilst soft landscaping such as hedging cannot be relied upon to make development acceptable, the

mature screening along the southern and western boundaries would go some way to reduce the perception of overlooking to the adjacent properties. In order to ensure that this mitigation is continued, it is considered reasonable to impose a landscaping condition to maintain the screening along the western and southern boundaries.

- 6.16 A landscape condition is recommended to mitigate the impact along the western boundary and it is considered that the impact upon the neighbouring properties through overshadowing, loss of light and privacy would be limited. As such, it is not considered that material harm would be caused by the development, in accordance with Policy 33 of the Horsham District Planning Framework.

Existing Parking and Traffic Conditions

- 6.17 Policy 41 states that development should provide safe and adequate access and parking, suitable for all users.
- 6.18 The proposed development would provide a total of 9 x parking spaces (2 per dwelling with 1 x visitor space). The spaces would each measure 2.4m x 4.8m, and would be positioned at 90 degrees from the access, with 3 of the spaces positioned to the north of the site. The existing access to the site would be retained in its current form, with no alterations proposed.
- 6.19 The proposed parking is considered suitable for vehicles, with adequate allocation provided within the development. Whilst a number of objections have been received raising concerns with the anticipated level and frequency of traffic, WSCC Highways consider that the D-class nature of the road, as well as its allocation as a no-through road, restricts the anticipated frequency of movements. It is also acknowledged that the existing access is sufficient in its current form, and whilst additional trips would be generated by the additional dwellings/vehicles, this is not considered to be so great as to cause harm to the function of the highway network.
- 6.20 The proposal is therefore considered to provide safe and adequate access and parking, suitable for all users, in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Conclusion

- 6.21 The proposed dwellings are considered to be of a scale, design and form that would be sympathetic to the character and distinctiveness of the site and wider landscape, whilst of a siting and orientation that would not materially harm the amenities of neighbouring properties. In addition, the proposal is considered to provide sufficient parking and turning space on site, and would not result in 'severe' harm to the function of the public highway network. As such, the proposal is considered to accord with policies 3, 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission be approved, subject to the following conditions:
- 1 Approved 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:** No development, except for demolition of the existing building, shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development, except for demolition of the existing building, shall commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points 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 (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).

- 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 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).

- 7 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape 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. 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).

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse and recycling has been made for that dwelling or use in accordance with drawing number 1656.PL05 received 22.02.2017. 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).

- 9 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, the parking turning and access facilities shall be implemented in accordance with the approved details as shown on plan 1656.PL01 received 22.02.2017 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 1656.PL05 received 22.02.2017. 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).

NOTE TO APPLICANT

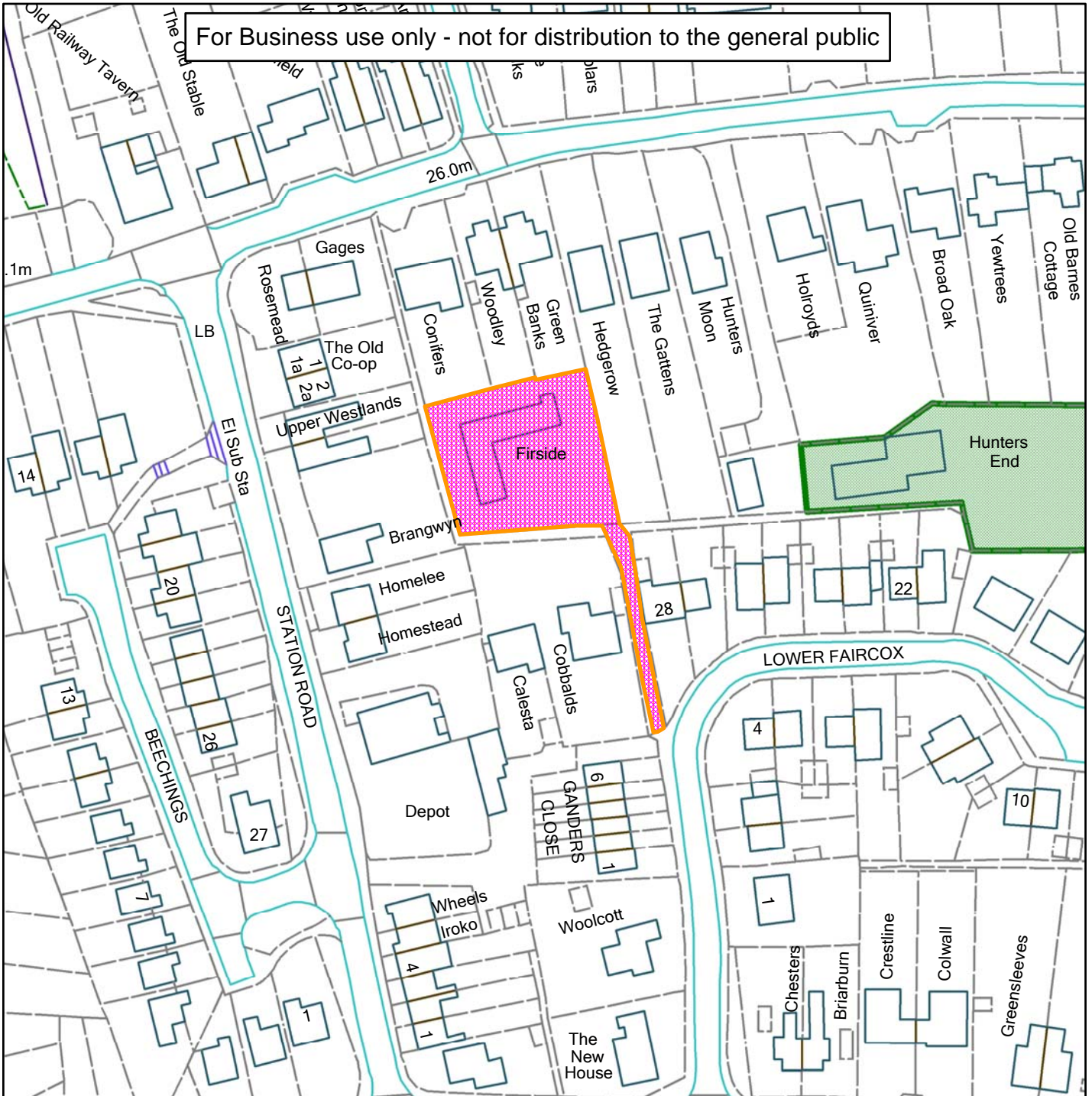
A formal application for connection to the public sewerage system is required in order to service the development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Background Papers: DC/17/0411



Firside

For Business use only - not for distribution to the general public



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Horsham District Council
Department	
Comments	
Date	04/04/2017
MSA Number	100023865

This page is intentionally left blank



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South
BY: Head of Development
DATE: 25 April 2017
DEVELOPMENT: Siting of temporary rural workers dwelling; erection of agricultural building; alterations to access.
SITE: Moralee Farm Haglands Lane West Chiltington West Sussex
WARD: Chanctonbury
APPLICATION: DC/16/1866
APPLICANT: Ms Claire Holloway

REASON FOR INCLUSION ON THE AGENDA: More than eight letters of representation contrary to the Officer's recommendation have been received.

RECOMMENDATION: Grant planning permission subject to conditions

1. THE PURPOSE OF THIS REPORT

- 1.1 This application was originally considered at Planning Committee South on 20 December 2016. At the committee meeting Members deferred determining the application to allow for additional information to be submitted by the applicant in relation to:
- (i) justification for the particular location within the site chosen for the agricultural barn;
 - (ii) further information and clarification on the business plan.
- 1.2 The previous committee report is appended to this report.

2. PLANNING ASSESSMENTS

- 2.1 Following the December committee meeting further clarification was sought. The applicant's agent has stated that with regards to the justification of the location of the proposed barn that the option to locate the farmstead close to the entrance onto Southlands Road was considered and rejected by the applicant for the reasons set out below:-

- "1. *The Southlands Road access is difficult for vehicles in that the land falls away from the road. It would have been necessary to build a ramp to provide a level access.*
- 2. *It is good practice to access a site from the road which carries less traffic. Southlands Road is busier and vehicles are travelling at a higher speed.*

3. *The visibility onto Southlands Road is limited. The Haglands Lane entrance is flat and with good visibility. The speed and volume of traffic is lower on Haglands Lane. In highways safety terms, Haglands Lane is clearly safer.*
4. *The Haglands Lane entrance has always been the main entrance onto the land - the Southlands Lane entrance was not actually open when the applicant first looked at the land and the agents arranged for a local farmer to open it up.*
5. *The trees on either side of the entrance are close together. It would be necessary to fell trees to make the access suitable.*
6. *There is no natural boundary hedging to shield the view of the barn and house from nearby residents. Whale Farm has an uninterrupted view of this land, as does the bungalow next to it and Sussex Roses.*
7. *It was assumed that services (inc. mains drains) were unlikely to be available close to the Southlands Road entrance. As it is beyond the run of houses it would be more expensive and disruptive to put in. Haglands Lane was obviously much easier with services available.*
8. *Functionally, its not such as good a position for the barn in that it would be a longer route to bring the animals from the fields behind Haglands Copse. The siting of the barn at Haglands Lane allows more land to be available for grazing rather than circulation.*
9. *From its site on the higher land the proposed dwelling has line of sight over most of the land and most of the length of the footpath, which is important in terms of animal welfare and security.*
10. *Finally, the land at the bottom of the shallow valley is wet and more prone to waterlogging/flooding as it takes the run-off from the surrounding hills and road. We also think there might be an underground spring here.”*

2.2 The applicant has also provided further detail with regards to the need for the proposed barn which is also set out below:-

“The size and height of the proposed building is entirely appropriate in the context of the alpaca breeding enterprise. This is a matter that has been tested at two planning appeals on similar enterprises at Holly Tree Farm, Northleigh, Devon (PINS ref. APP/U1105/C/06/1143702) and at Ashdale Farm, Dalwood, Devon (APP/U1105/A/08/2093005). In both cases, the Inspector found in favour of the appellants. In the case of Ashdale Farm, the proposed building was almost identical in size and height.

To be clear, the building is not intended to be used to make wine. The grape harvest will be taken to an existing winery to be made into wine. The proposed building is principally intended to used in connection with the alpaca breeding enterprise and in connection with the cultivation of the vineyard - not for the processing of the grapes into wine.”

2.3 With regards to the Members request for more information regarding the proposed Business Plan the following statement was submitted by the applicant’s agent;

“The well-established financial test is set out in the (now revoked) PPS7, Annex A, paragraph 12. The applicant is required to demonstrate that the enterprise 'has been planned on a sound financial basis'. I would remind you that the business plan was prepared by Tony Coke of APA Consultants Limited. Tony is a very experienced agricultural consultant who acts for both applicants and local planning authorities. The business plan has been reviewed for the Council by Alan Bloor of Reading Agricultural Consultants. RAC are one of the leading agricultural consultancies in the UK, advising the Government, many local planning authorities and farming clients. Alan Bloor has over 30 years relevant experience. Both Tony and Alan are satisfied that the enterprise has been planned on a sound financial basis. No significant challenge has been raised as to the scope of the business plan or the figures included in the budgets, or the assumptions that underpin those figures.”

2.4 Further information has been received from West Chiltonington Parish Council raising concerns with regards to the need and size of the proposed barn, and the soundness of the business plan. In response to these points the Councils Agricultural Adviser has advised as follows:-

1. Need for 24 hour supervision – It was previously noted that APA Consultants had produced an assessment of the essential need for the alpaca enterprise at Moralee Farm, this covered breeding, birthing, security and day-to-day management of the enterprise, and this assessment was agreed. Legislation requires that the applicant has a duty of care for animal welfare and that the animals' needs are not compromised.

It remains the view that specific issues create an essential need for a worker to be readily available at Moralee Farm at most times for the projected number of 32 breeding females, this included, mating, abortions and still births, birthing, rearing, health, unforeseen emergencies and security of the site. The applicant has produced a number of appeal decisions where Inspectors have considered and accepted the functional needs of alpaca enterprises where the unit comprises of 25 plus breeding females.

2. The size of the barn – The proposed agricultural building would provide shelter for the livestock during periods of inclement weather, handling area whilst carrying out stock tasks, or isolating animals when required. In addition the building would be used for storage of agricultural machinery, feed and fodder and that part of the building would be used for feed preparation, wash down and sterilisation of equipment and would house a small farm office. The proposed building measures 22.5m x 12m providing floor area of 270m².

This would be able to hold the projected number of animals (116) at any one time if and when required. Alpacas require a floor area of approximately 1.8m² per animal (total area required 208m²). Alpacas require supplementary feed in the form of hay throughout the year equivalent to approximately 300kg per head per year per adult animal. The applicant will need to store approximately 25 tonnes of hay in addition to any bedding, concentrates or minerals. A medium sized tractor will require 40m² to allow for safe manoeuvring and a quad bike 20m². The size of the proposed building is considered reasonably necessary for the purposes of agriculture at Moralee Farm.

3. The lack of detail in the applicant's business plan – It was previously considered that the applicant's business report was sound and robust. The business plan demonstrated over a seven year period how the applicant's alpaca and vineyard would be developed over the next few years, and follows a recognised format used by many agricultural consultants.

The business plan indicates that by the end of year 3 the alpaca enterprise will be in profit and that the combined income in year 4 will provide sufficient profit to pay for the applicant's unpaid labour, which is calculated at £15,000 per annum and a return on capital invested (excluding land). In agriculture a notional return on capital invested is generally accepted as 2.5%. The current level of capital invested by the applicant is some £117,000 which amounts to a £2,925 per annum. This will increase as further capital is invested in the business. In addition to this a notional rental charge for land at £150 per hectare is added, which amounts to £1,440. It is clear that the projected figures from year 4 of the applicant's business plan these notional charges are met. The success or failure of the proposed development will be determined by the end of year 3 and more likely by the end of year 4 (*and this reflects the temporary consent being sought*).

Any further items, which have previously been suggested as necessary, would not normally form part of a business plan, but are more commonly found in a set of trading accounts which the applicant will have to produce on an annual basis and would form part of any assessment in the future for a permanent dwelling on the site.

4. The price of alpacas - The latest Agricultural Budgeting and Costing Book (83rd Edition) November 2016 provides details of Alpaca enterprises as 'Alternative Livestock'. It notes that there are at least 15,000 animals in the UK in herds ranging from 2 to 2,000 animals. It also notes that current prices for breeding females are up to £5,000 per head and that stock values have remained robust. The figures used by the applicant in the business plan are realistic.
- 2.6 It is considered, taking into consideration the details submitted and the clarification provided by the Council's Agricultural Adviser, that the proposed barn would be reasonably required for the purposes of agriculture on the unit, and that a temporary agricultural workers dwelling would be realistically required for the welfare of the livestock on the unit. It is considered that the provision of a condition requiring the removal of the barn if it is no longer required for agricultural purposes would be fair, reasonable and practicable in this instance, and that a temporary permission for an agricultural worker's dwelling would enable the business an opportunity to establish itself.
- 2.7 It is therefore considered after taking into consideration the matters set out in the report above, and the committee report dated 20 December 2016, that the application complies with policy 10, 20, 26, 33 and 34 of the HDPF.
- 2.8 The recommendation therefore remains as set out in the attached reports, to approve planning permission.

Background Papers: DC/16/1866



**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Planning Committee (South)
BY: Development Manager
DATE: 20 December 2016
DEVELOPMENT: Siting of temporary rural workers dwelling; erection of agricultural building; alterations to access.
SITE: Moralee Farm Haglands Lane West Chiltington West Sussex
WARD: Chanctonbury
APPLICATION: DC/16/1866
APPLICANT: Ms Claire Holloway

REASON FOR INCLUSION ON THE AGENDA: More than five letters of representation contrary to the Officer's recommendation have been received.

RECOMMENDATION: Grant planning permission subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 This application seeks full planning permission for the erection of an agricultural building, alterations to the access to the site, the resurfacing of a section of footpath 2468 where it crosses a culvert and the siting of a temporary worker's dwelling. The proposed agricultural barn would be 12 metres deep, 22.5 metres wide and 7.4 metres in height to the ridge. It would be constructed with timber boarding to the walls and grey profiled fibre cement sheeting to the roof with translucent panels. The building would be used for as a fodder/feed and equipment store, implement store, farm workshop and for sick/nursing animals, shearing and veterinary attention when required. The building would also be used in connection with the proposed vineyard.
- 1.2 The proposed temporary rural workers dwelling would be a one bedroom flat roofed unit with a decked area to the east and west. The unit would be 8.2 metres wide, 6.7 metres deep and 3.3 metres in height. The unit would have timber boarding to the walls and a glass fibre/sedum roof.

DESCRIPTION OF THE SITE

- 1.3 The application site is situated in a rural location on the northern side of Haglands Lane. Haglands Lane in this location is a country lane with hedgerow planting and trees on the boundary to the application site. To the west of the site is the residential dwelling Old

Haglands which is a grade 2 listed building. Also to the western boundary of the site is a public footpath which branches to the east to the north of the site. To the north of the site are open views across grassland with the land sloping away from the road.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

2.2 National Planning Policy Framework 2012 (NPPF).

- Section 3: Supporting a prosperous rural economy
- Section 4: Promoting sustainable transport
- Section 6: Delivering a wide choice of high quality homes
- Section 7: Requiring good design
- Section 10: Meeting the challenge of climate change, flooding and coastal change
- Section 11: Conserving and enhancing the natural environment
- Section 12: Conserving and enhancing the historic environment

2.3 National Planning Policy Guidance 2014 (NPPG).

RELEVANT COUNCIL POLICY

2.4 Relevant policies within the Horsham District Planning Framework 2015 are considered to be Policy 1, Policy 10, Policy 20, Policy 24, Policy 25, Policy 26, Policy 32, Policy 33, Policy 34, Policy 40 and Policy 41.

RELEVANT NEIGHBOURHOOD PLAN

2.5 The Parish of West Chiltington designated as a Neighbourhood Plan Area in February 2014. The Parish are currently in the process of forming a draft neighbourhood plan.

PLANNING HISTORY

DC/16/1708	Prior Notification for improvements to a farm track/public footpath	OBJN
------------	---------------------------------------------------------------------	------

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 **Public Health and Licensing** (summarised) – No objection in principle (subject to conditions) provided that the temporary dwelling and farm remain in the same ownership. A satisfactory means of drainage should be provided.

3.3 **Agricultural Adviser** (summarised) – Satisfied that the proposed agricultural barn is reasonably necessary for the purposes of the agricultural enterprise. Consider that there is

an essential need for a temporary residential dwelling at Moralee Farm to allow the applicant to establish the alpaca enterprise, and allow for its development as identified in the business plan. There is no essential need for an onsite presence for the vineyard. Overall consider business plan to be sound and robust.

- 3.4 **Conservation Officer** – Following the receipt of amended plans the Conservation and Design Officer has raised no objection to the scheme noting that it may not be desirable for an agricultural barn in terms of its landscape setting, but the building is reflective of its function, and has now been orientated to preserve the open view to the wider countryside and the setting of the adjoining listed building.
- 3.5 **Environmental Management, Waste and Cleansing** – comments awaited and will be reported verbally to committee.
- 3.6 **Ecology** - comments awaited and will be reported verbally to committee.

OUTSIDE AGENCIES

- 3.7 **West Sussex County Council Highways** (summarised) - The LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore it is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal.
- 3.8 **West Sussex County Council Public Rights of Way** (summarised) – No objection to the application.
- 3.9 **Southern Water** (summarised) – The applicant is advised to contact the Environment Agency with regards to the use of a septic tank. It may be possible for the development to be connected to a nearby public sewer, further detail should be sought from Southern Water. The development would lie within a Source Protection Water Zone and the application should ensure the protection of the public water supply source.

PUBLIC CONSULTATIONS

- 3.10 **West Chiltington Parish Council** has objected to the application on the following grounds;
- The house and barn would erode the gap between settlements that the Parish Council is seeking to protect in its emerging Neighbourhood Plan.
 - The proposal is not an established viable business.
 - The proposal would have an overbearing impact on the surrounding area, and would not be in scale to its surroundings, and would cause harm to neighbouring properties.
 - Proposal would be harmful to the ecology of the area, character of the area and the setting of Old Haglands
 - Proposal is contrary to the policies of the Horsham District Planning Framework.
- 3.10 Seventy three letters have been received objecting to the application on the following grounds;
- Other houses are available in the locality to meet need
 - Proposal large and permanent structures
 - Proposal would have an adverse impact on the listed building Old Haglands and the ecological value of Haglands Copse
 - Concerns with regards to increased traffic on narrow lane
 - Overdevelopment of greenfield site

- Area a separation zone between West Chilton Village and West Chilton Common
- Business plan should be interrogated because it does not show for example capital depreciation, or full cost of agricultural worker
- Alpaca breeding is not viable and is a well known method of getting planning permission on greenfield sites
- Wine figures are over optimistic
- Noise, chemical, visual, light and smell pollution
- Considerable works have already been undertaken on site without the appropriate consents
- Land floods

3.11 Three letters has been received supporting the application although one notes that this is on the understanding that the appointed agricultural consultants are satisfied regarding the farms viability and sustainability.

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 This application seeks full planning permission for the construction of an agricultural barn, the positioning of a temporary agricultural workers dwelling, amendments to the access and the resurfacing of a section of footpath 2468 where it crosses a culvert. The agricultural business to be formed on the site would result when fully established in 75 alpaca on the holding, which would include 25 breeding females plus cria (young alpaca), yearlings, wethers and stud males. The applicant already owns 13 breeding females which are at present retained at another breeders premises pending the outcome of the current application. The applicant also seeks to convert 1.6 ha of the site into a small vineyard.

6.2 The application site is situated in a rural location outside of the defined built up area boundary on land between the developments of West Chilton Village and West Chilton Common. As the site lies in the countryside outside any defined built-up area the countryside protection policies of the Development Plan therefore apply. Paragraph 55 of the NPPF notes that Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as;

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

- 6.3 Paragraph 28 of the NPPF indicates that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It indicates that local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural area, both through the conversion of existing buildings and well designed new buildings, and promote the development and diversification of agricultural and other land based rural businesses.
- 6.4 Policy 26 of the Horsham District Planning Framework seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. Any development would be required to be essential to its countryside location and either support the needs of agriculture or forestry, enable the extraction of minerals or the disposal of waste, provide for quiet informal recreational use or enable the sustainable development of rural areas.

Agricultural Barn

- 6.5 It is considered in principle the use of the land for agricultural purposes is acceptable and in itself would be unlikely to require planning permission. The current application seeks to provide an agricultural barn to assist in the running of the proposed enterprise. The building would be used as a fodder/feed and equipment store, implement store, farm workshop and for sick/nursing animals, shearing and veterinary attention when required. The building would also be used in connection with the proposed vineyard. It would therefore be appropriate to consider the need for the proposed barn, whether it is suitable for the use proposed and whether it would have an adverse impact on the amenities of neighbouring properties or the character of the area.
- 6.6 The Councils Agricultural Consultant has visited the site and has advised the proposed building is suitable for its proposed use, and that the storage of equipment, and fodder would be required. From a review of the details, a visit to the site, and the needs of the proposed unit it is considered that the proposed agricultural barn is reasonably necessary for the purposes of agriculture.
- 6.7 Whilst concerns have been raised with regards to the size of the building. However, it is considered that for the building to function for agricultural purposes it would need to be of a sufficient height to meet modern farming practices. It is also considered that the design of the building although utilitarian, reflects its purpose and is typical of those seen in a countryside location. A condition could be required to ensure that the agricultural barn would be used for agricultural purposes only.
- 6.8 The proposed building would be situated over 30 metres from the boundary to Old Haglands and has been reoriented during the application process to retain the open views from the site access. It is considered that the proposed barn although large would be reasonably necessary for the purposes of agriculture on the unit and would not have an adverse impact on the amenities of nearby residential properties. It is also considered that the proposed structure would not cause such an impact on the setting of Old Haglands so as to warrant a refusal of planning permission on those grounds alone. The applicant is seeking to propose further landscaping to the western boundary, and further planting could be conditioned to the boundary to Haglands Lane to further mitigate views into the site. It is therefore considered that the proposed development would comply with policy 10, 26 and 34 of the Horsham District Planning Framework.

Temporary Workers Dwelling

- 6.9 The current application seeks in addition to the agricultural barn, temporary planning permission for the siting of a one bedroom mobile home for the occupation of an agricultural worker for a period of three years.
- 6.10 Paragraph 55 of the NPPF as noted above recognises the need for new dwellings in the countryside in special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. This guidance is reflected in policy 20 of the HDPF which states; *“Outside the defined built-up area new housing for rural workers will be supported provided that;*
- a) *There is a functional need for the dwelling and the occupation of the dwelling is to support the established business use.*
 - b) *Evidence is submitted to demonstrate the viability of the rural business for which the housing is required.”*

Parts a and b of the policy are required to ensure that only development which can justify a countryside location may be permitted in order to protect the character and appearance of the countryside.

- 6.11 In order to demonstrate that there is an essential need for a worker to live on site, it is necessary to consider whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:
- in case animals or agricultural processes require essential care at short notice;
 - to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.
- 6.12 It is noted that the proposed business is in its infancy with the alpaca’s owned to date being kept off site. Consequently the application contains forecasted details and the applicant seeks a temporary permission to enable the business the opportunity to establish itself. The Council’s Agricultural Adviser has considered the proposed details with regards to the number and type of animals proposed, and has stated that there is an essential need for a temporary residential dwelling for the welfare of the alpaca enterprise not to be compromised. There would be no need for an essential on site presence solely for the proposed vineyard.
- 6.13 Policy 20 states that evidence must also be submitted to demonstrate the viability of the rural business for which the housing is required. The financial test for temporary accommodation requires evidence that the business has been planned on a sound financial basis which requires a submission of cash flow forecasts. The Council’s Agricultural Adviser has considered the applicants business plan and is of the view that; *“it is sound and robust, the figures used are conservative and have not been over exaggerated.”* The business plan identifies by the end of year 3 that the alpaca enterprise would be in profit and the combined enterprises would generate sufficient profit to pay for the applicant’s unpaid labour.
- 6.14 The Council’s Agricultural Adviser has also considered the investment into the business so far including the courses undertaken by the applicant, the alpaca already brought and the stock fencing of the property which could be considered to be an indication of intent to develop the enterprise. It is therefore considered that the business should be capable of being sustained into the foreseeable future. It is therefore considered that the proposal would comply with policy 20 of the HDPF.
- 6.15 The proposed temporary home would be screened from views to the north due to the location of the proposed barn and would be sited adjoining Haglands Lane. It is considered that its limited size and height would be appropriate for the needs of the unit and would not

appear overly dominant in the streetscene. It is also considered due to its siting and single storey form that it would not have an adverse impact on the amenities of neighbouring properties through overlooking or loss of privacy. The proposed temporary unit is also not considered to cause harm to the setting of the adjoining listed building due to the nature of the boundary treatment and the retention of the open views from the access to the site. It is therefore considered that the proposed development complies with policy 33 and 34 of the HDPF.

Highways

- 6.16 The Highways Authority has carefully considered the application and do not consider that the proposal would have a 'severe' impact on the operation of the Highway network. Paragraph 32 of the NPPF states that '*development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*'. Consequently, it is considered that there are no transport grounds to resist the proposal. With regards to the resurfacing of the public footpath, the responsibility for the surface of the public right of way is a matter for West Sussex County Council's Public Rights of Way (PROW) Team to determine. The applicant has consulted with the PROW separately and PROW are satisfied that an appropriate specification for the surfacing works at this location could be determined in consultation with the Applicant.

Ecology

- 6.17 Concerns have been raised with regards to the presence of protected species (Hazel Dormice) on an adjoining site. The Councils ecologist has therefore been consulted on the application and these comments will be reported to committee.

Conclusion

- 6.18 The current application seeks full planning permission for access and improvement works to the above site, and the construction of an agricultural barn. The proposal also seeks to place an agricultural workers dwelling on the land for a temporary period of 3 years. The proposed works would be required for the operation of a fledgling business for the breeding of alpacas and a small vineyard. It is considered from the information provided that the proposed works would be required for the agricultural needs of the unit and that the dwelling would be essential for the management of the business. It is therefore considered that the application complies with policy 10, 20, 26, 33 and 34 of the HDPF.

7. RECOMMENDATIONS

- 7.1 That the application is approved subject to the following conditions;
1. 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.

2. The temporary workers dwelling hereby permitted shall be removed and the land shall be restored on or before the 20 December 2019 to its former condition as grassed agricultural land unless otherwise agreed in writing by the Local Planning Authority.

Reason: The proposed development is not considered satisfactory as a permanent measure in accordance with Policy 33 of the Horsham District Planning Framework.

3. No development shall commence until details indicating how suitable provision will be made for Hazel Dormice and their habitats have been submitted to and approved by the Local Planning Authority in writing. The approved provisions shall be implemented before development commences and shall thereafter be retained and maintained in accordance with the approved details.

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

4. No development shall commence until a drainage strategy detailing the proposed means of foul and surface disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and complies with the current Building Regulations as well as Policy 38 of the Horsham District Planning Framework (2015).

5. 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 proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used 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).

6. Prior to the first occupation of any part of the development, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape 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. 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).

7. Prior to first occupation (or use) of the development hereby permitted a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage 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)

8. Prior to the first occupation (or use) of the development hereby permitted, the car parking spaces serving the development shall be constructed in accordance with approved details and thereafter 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).

9. The occupation of the temporary workers dwelling shall be limited to a person solely or mainly working, in agriculture at Moralee Farm, or a widow or widower of such a person, and to any resident dependants only.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

10. In the event of the agricultural building hereby permitted ceasing to be used for agricultural purposes, the building or, in the case of development consisting of an extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

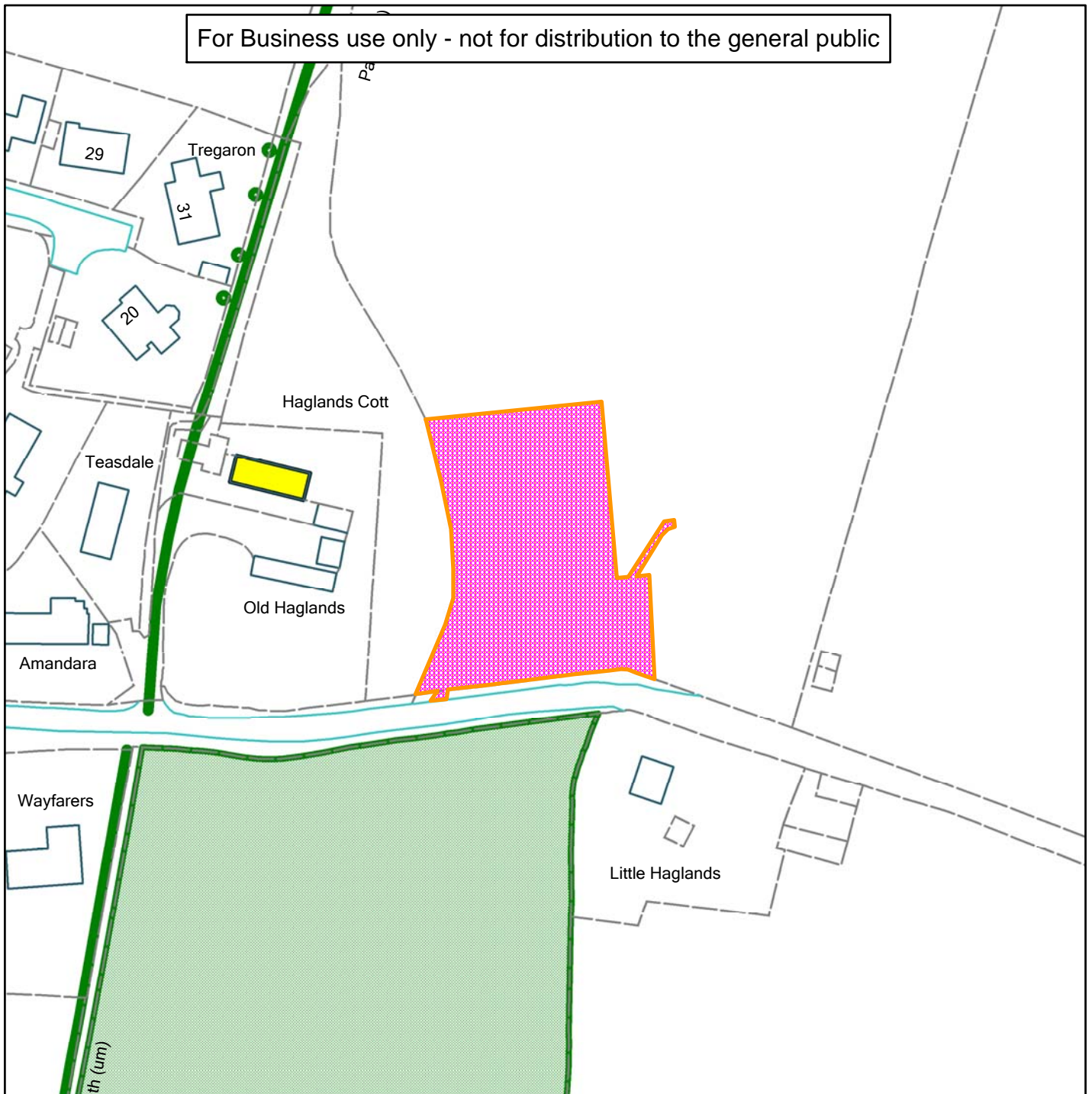
Background Papers: DC/16/1866

This page is intentionally left blank



Moralee Farm

For Business use only - not for distribution to the general public



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Horsham District Council
Department	
Comments	
Date	04/04/2017
SA Number	100023865

This page is intentionally left blank



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South
BY: Head of Development
DATE: 25 April 2017
DEVELOPMENT: Erection of 1 x dwelling
SITE: Crimond Maudlin Lane Bramber Steyning
WARD: Bramber, Upper Beeding and Woodmancote
APPLICATION: DC/16/1088
APPLICANT: Mr David King

REASON FOR INCLUSION ON THE AGENDA: More than eight letters of representation contrary to the Officer's recommendation have been received. Councillor Coldwell and Councillor Staines have also requested the application is considered at committee.

RECOMMENDATION: Grant planning permission subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 This application seeks full planning permission for the construction of a detached two storey four bedroom dwelling house with associated access onto Clays Hill. The application has been amended during the application process with the access re-sited, a balcony removed, external materials amended and the application site increased in size. The proposed dwelling would be 7.1 metres wide, 12.2 metres deep and 7.4 metres in height to the ridge.

DESCRIPTION OF THE SITE

- 1.2 The application site is situated within the built-up area boundary of Steyning on the southern side of Clays Hill. The application site formed part of the garden area of Crimond and the neighbouring property Whindene. Crimond, which is accessed from Maudlin Lane, is at a higher level than the application site with views to the north and north east. To the east of the application site is a two storey dwelling known as Hill View.
- 1.3 Clays Hill rises up as it enters Steyning and the application site is therefore at a higher level than the neighbouring property to the east, Hill View. There is a pedestrian access from Clays Hill into the site with the boundary being formed of a low stone wall and hedging.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
 NPPF1 - Building a strong, competitive economy
 NPPF6 - Delivering a wide choice of high quality homes
 NPPF7 - Requiring good design
 NPPF14 - Presumption in favour of sustainable development
 NPPF4 - Promoting sustainable transport

RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
 HDPF1 - Strategic Policy: Sustainable Development
 HDPF2 - Strategic Policy: Strategic Development
 HDPF3 - Strategic Policy: Development Hierarchy
 HDPF4 - Strategic Policy: Settlement Expansion
 HDPF32 - Strategic Policy: The Quality of New Development
 HDPF33 - Development Principles
 HDPF40 - Sustainable Transport
 HDPF41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Steyning was designated as a Neighbourhood Plan Area in September 2014. Work is being undertaken to progress the plan to regulation 14 stage.

PLANNING HISTORY AND RELEVANT APPLICATIONS

BM/9/00	Single dormer window Site: Crimond Maudlin Lane Bramber	Application Permitted on 04.04.2000
BM/12/57	Bungalow and garage (From old Planning History)	Application Permitted on 06.11.1957
DC/15/2488	Raising of roof height of dwelling, change from hipped roof to gabled and garage conversion	Application Permitted on 23.12.2015
DC/16/1081	Erection of Car Port at front of house	Application Refused on 20.06.2016

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

- 3.1 **Environmental Management, Waste and Cleansing** – No objection

OUTSIDE AGENCIES

3.2 **West Sussex County Council Highways** – No objection following the receipt of additional information and the imposition of conditions.

3.3 **Southern Water** – A formal connection would be required to the public foul sewer.

PUBLIC CONSULTATIONS

3.4 **Bramber Parish Council** has objected to the application on the following grounds;

- There are major concerns re the car access to Clays Hill as there will be a lack of adequate visibility display. This is a busy road and although within a 30mph speed limit speeding is a problem.
- The council considers that the bulk of the building is too large for the site particularly considering it is situated on a slope.
- There will be considerable loss of greenery and hedging. This includes an established walnut tree which is not shown or referred to on the plan.
- The plan to the NW of the site is inaccurately drawn and needs correction.
- Neighbours from several directions will suffer loss of privacy from being directly overlooked from the rear of the proposed property.
- More information is required as to how access to a main sewer will be overcome.
- The council opposes garden development and considers the design of this property is out of character with the street scene. The amended plans did not overcome these concerns.

3.5 **Twenty five letters** have been received objecting to the application on the following grounds:-

- Light pollution to neighbouring properties
- Not in sympathy with surroundings
- Overcrowding of site
- Access onto very busy road
- Design would overlook neighbouring properties
- On-site parking would cause a serious obstruction
- Proposal contrary to policy 32 and 33 of the HDPF and paragraph 53 of the NPPF
- Overshadowing of neighbouring property
- Noise and disturbance
- Loss of tree and shrubs (especially walnut tree)
- Concern with regards to sewage disposal
- Plans incorrect
- Concern at height of building and original balcony
- Detrimental to neighbourhood and streetscene

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 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. Any infilling will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.
- 6.2 The application site is situated within the built-up area boundary of Steyning, which has been designated within the Development Hierarchy as a small town or large village which are settlements that have a good range of services and facilities. The scale of the development is appropriate to the settlement and the proposal is therefore considered acceptable, subject to detailed considerations.

Character of the area

- 6.3 The size of the proposed plot is comparable to surrounding development and is within a location of variable plot sizes. On this basis there is no objection in principle to the erection of a dwellinghouse on the site. The application site is within a location where property style and design varies considerably, with little consistency between buildings. The proposed dwelling would primarily be viewed alongside existing properties on Clays Hill. It is considered that the proposed siting, which respects the immediate building line, and scale would sufficiently reflect adjoining properties with the development not appearing visually cramped. The proposal would not therefore harm the prevailing character or appearance of the site or immediate surrounding area. It is therefore considered that the proposal would comply with policy 32 and 33 of the HDPF.

Amenities of Neighbouring Properties

- 6.4 The proposed dwelling would be set at a lower level than the properties within Clays Hill and would be 25 metres from the rear wall of Crimond, approximately 31 metres from Whindene and 42 metres from Essenden. It is considered that these distances would be sufficient to prevent any harmful impact on these properties through loss of light, outlook or privacy.
- 6.5 The proposed dwelling would be located approximately 3.6 metres from the boundary of Hill View and would respect the front and rear building lines of this building. This siting coupled with the separation between buildings is considered sufficient to prevent any harmful loss of light or outlook for occupants of this property. The proposed dwelling would have a bathroom window at first floor level with a shower room window at ground floor level on the eastern elevation. It is considered that provided the window at first floor level is obscure glazed the proposal would not result in undue overlooking or loss of privacy. The proposal has been amended to omit a balcony and it is considered that the location of the remaining windows openings would not create any overlooking above that which would be expected in a residential location such as this. The resulting visibility between properties would not be uncommon and would not result in such harm as to warrant a refusal of planning permission.

Trees

- 6.7 The Council's Arboricultural Officer visited the site following concerns in respect of the loss of a walnut tree. The Arboricultural Officer has not raised any objection to the loss of the walnut tree, which would not meet the criteria for formal protection. It is therefore considered that an objection would not be raised to the loss of the tree in this instance. A condition is recommended to secure a landscaping scheme across the site.

Highways

- 6.8 West Sussex County Council Highways previously raised an objection to the proposed development on the grounds of highway safety, as suitable visibility splays had not been demonstrated. Following this objection additional information was provided by the Applicant, and a meeting was held with WSCC Highways on 3rd February 2017. At the meeting WSCC Highways clarified the concern that visibility splays have been shown to cross third party land, and therefore could not be suitably conditioned through any planning consent nor could be guaranteed in perpetuity (since the 3rd party could erect an obstruction of up to 1.8m in height without need for planning consent).
- 6.9 The access arrangements have subsequently been revised and a Technical Note submitted. The note proposes a relocation of the access to a central point of the site boundary with Clays Hill, and this allows visibility splays of 2.4m x 61m to the east, and of 56m to the west to be achieved. WSCC Highways have no objections to the amended arrangement, which is considered to demonstrate that the proposal will not lead to a severe impact on the operation of the local network. The proposal therefore complies with paragraph 32 of the National Planning Policy Framework.

7. RECOMMENDATIONS

- 7.1 That the application is approved subject to the following conditions;

1 A list of the approved 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:** 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).

- 4 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall commence until such time as temporary arrangements for access for construction traffic has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: To secure safe and satisfactory means of vehicular access to the site during construction in accordance with policy 40 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 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:** Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape 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. 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).

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

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

- 10 **Pre-Occupation Condition:** Prior to the first occupation (or use) 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).

- 11 **Pre-Occupation Condition:** The building/extension hereby permitted shall not be occupied until the window(s) at first floor level on the eastern elevation on Plan 510/P10A have been fitted with obscured glazing. The window(s) shall be fixed shut/non-openable. Once installed the obscured glazing shall be retained permanently and the windows fixed shut/non-openable thereafter.

Reason: To protect the privacy of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** No part of the development shall be first occupied until visibility splays of 2.4 metres by 61 metres to the east and 56 metres to the west have been provided at the proposed site vehicular access onto Clays Hill. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

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

- 13 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 510/P4A. 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:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of the parking, turning and access facilities shall be submitted to and approved by the Local Planning Authority in writing. The dwelling shall not be occupied until the approved parking, turning and access facilities have been fully implemented. The parking turning and access facilities shall thereafter be retained as such.

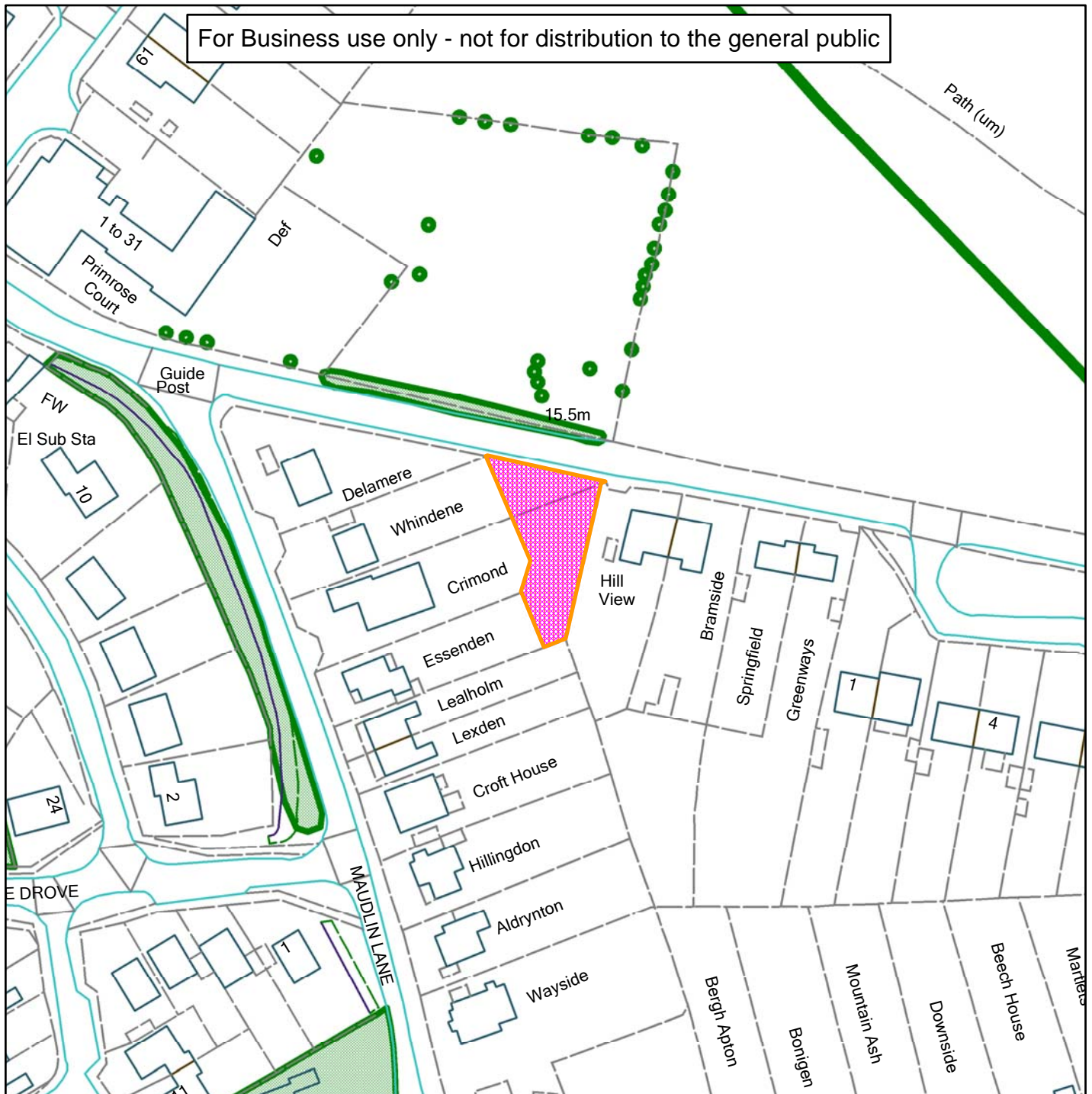
Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

This page is intentionally left blank



Crimond

For Business use only - not for distribution to the general public



Scale: 1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Horsham District Council
Department	
Comments	
Date	04/04/2017
MSA Number	100023865

This page is intentionally left blank