



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 unstainable 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