



TO: Planning Committee South

BY: Head of Development

DATE: 16 October 2018

DEVELOPMENT: Outline application for the demolition of an existing squash club facility and erection of a three storey building comprising 8 flats (6 x two bedroom and 2 x one bedroom) with 14 associated car parking and landscaping. All matters reserved except for access and layout.

SITE: Storrington Squash Club Greyfriars Lane Storrington Pulborough West Sussex RH20 4HE

WARD: Chantry

APPLICATION: DC/18/0584

APPLICANT: **Name:** Storrington Squash Club **Address:** Storrington Squash Club Greyfriars Lane Storrington Pulborough West Sussex RH20 4HE

REASON FOR INCLUSION ON THE AGENDA: More than 8 representations have been received which are contrary to the officer recommendation

RECOMMENDATION: To approve planning permission subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks outline planning permission for demolition of the existing squash club and the erection of a replacement building containing 8 self-contained flats. The application seeks consent for access and layout with the appearance, scale and landscaping of the development being reserved matters, which would be considered as part of a subsequent application. The access would utilise the existing arrangement, off Greyfriars Lane, with the layout including the siting of the building and the associated car parking.
- 1.2 While appearance and scale are reserved, the application is accompanied by illustrative plans. The plans indicate a three-storey brick building with a third-storey set in from lower levels of the building. The proposal includes 14 car parking spaces for the flats.
- 1.3 This proposal is a revised scheme following on from the refusal of DC/15/1992. The previous proposal was for outline consent for 9 flats and was refused at the May 2017 meeting of Planning Committee South for lack of on-site parking. The refused scheme included 10 parking spaces.
- 1.4 The current proposal originally proposed a scheme for 10 flats with 15 parking spaces. This proposal was considered inappropriate as the building was shown closer to the north and

eastern boundaries when compared to the previous refused scheme. This was considered to result in a detrimental impact on the amenity of adjacent properties and an unacceptable impact on the setting of the adjacent listed building and conservation area. Amended plans were subsequently received which show the building set back from the north and eastern boundaries to the similar extent as the previous refused scheme. As amended, the proposal has reduced the number of proposed flats to 8 and with 14 parking spaces.

DESCRIPTION OF THE SITE

- 1.5 The application site comprises a detached two-storey building, within the built-up area of Storrington, which comprises a private members squash club and associated changing facilities, gym and club room. The building has a flat roof with ground floor brick work, first floor tile hanging and windows.
- 1.6 The site is adjoined by Storrington Community Centre and Museum to the north, Storrington Tennis Club to the west, listed buildings to the east (St Marys Parish Church, Horsecroft and St Josephs Abbey), and a surface car park (associated with the squash club and tennis club) to the south. The north and eastern boundaries of the site mark the edge of the Storrington Conservation Area.
- 1.7 The site is accessed off Greyfriars Lane via an access shared with Storrington Tennis Club and neighbouring residential properties.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
 - NPPF 5 – Delivering a sufficient supply of homes
 - NPPF 9 – Promoting sustainable transport
 - NPPF 11 – Making effective use of land
 - NPPF12 – Achieving well-designed places
 - NPPF14 – Meeting the challenge of climate change, flooding and coastal change
 - NPPF15 – Conserving and enhancing the natural environment
 - NPPF16 – Conserving and enhancing the historic environment

RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
 - Policy 1 – Strategic Policy: Sustainable Development
 - Policy 2 – Strategic Policy: Strategic Development
 - Policy 3 – Strategic Policy: Development Hierarchy
 - Policy 16 – Strategic Policy: Meeting Local Housing Needs
 - Policy 31 – Green Infrastructure and Biodiveristy
 - Policy 32 – Strategic Policy – The Quality of New Development
 - Policy 33 – Development Principles
 - Policy 34 – Cultural and Heritage Assets
 - Policy 38 – Strategic Policy: Flooding
 - Policy 40 – Sustainable Transport
 - Policy 41 – Parking
 - Policy 42 – Inclusive Communities
 - Policy 43 – Community Facilities, Leisure and Recreation

- 2.4 Supplementary Planning Guidance:
- Planning Obligations and Affordable Housing Supplementary Planning Document 2017
 - Storrington and Sullington Parish Design Statement 2010

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 A Draft Plan has been submitted for the Storrington, Sullington & Washington Neighbourhood Plan 2017-2031. A public hearing was held in September to address matters raised by the Inspectorate regarding the Draft Plan. At the time of writing this report, the Inspector's comments from the hearing had not been received.

PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.6 The recent and relevant planning history relating to the site is as follows:

DC/15/1992	Outline application for the demolition of existing squash club facility and erection of 9 flats with associated car parking.	Application Refused on 31.05.2017
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3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

- 3.2 **HDC Community and Culture:** Comment. Previous comments on the refused application required a S106 contribution towards additional community sports facilities within the District to compensate for the loss of the existing facilities. With the adoption of CIL regulations, it is understood that requiring a direct sporting contribution would be difficult.
- 3.3 **HDC Conservation:** Objection. A landscape and visual impact assessment is required to describe the impact of the proposal on all the heritage assets.
- 3.4 **HDC Ecology Consultant:** Comment. The proposal will affect low numbers of bats around the building. In the event that the Local Planning Authority is minded to grant permission, a condition is recommended that works are in accordance with the mitigation measures outlined in the submitted Bat Survey Report.
- 3.5 **HDC Drainage:** Comment. Detailed drainage details are required by conditions.
- 3.6 **HDC Housing:** Comment. Given the lack of any proposed housing units the application is not supported.

***NB:** Since the Housing Officer's comments were received, the NPPF has been amended so that affordable housing requirements are only applicable to proposals for major schemes (i.e. 10 or more houses).*

- 3.7 **HDC Landscape:** No comment.
- 3.8 **HDC Policy:** Comment. The change of use is accepted subject to appropriate mitigation and provision of affordable housing. Scale and massing to be assessed subject to on-site assessment and all consultee responses.

- 3.9 **HDC Archaeology Consultant:** No objection subject to a programme of archaeological monitoring.

OUTSIDE AGENCIES

- 3.10 **Sport England:** No comment.
- 3.11 **Southern Water:** No objection, a formal application would be required for any connection to the public sewerage system.
- 3.12 **West Sussex Country Council – Highways:** No objection.
- 3.13 **West Sussex County Council – Flood Risk:** Comment. Detailed surface water drainage designs are required to be submitted for approval by the Local Planning Authority prior to development commencing.
- 3.14 **Historic England:** No comment.

PARISH COUNCIL

- 3.15 **Storrington & Sullington Parish Council:** Object. The squash club is a local asset, would result in the loss of a leisure facility, would be detrimental to adjoining properties and features an inadequate access.
- 3.16 **Parish Council comments on amended scheme:** Object. The club has been classed as an amenity in the Neighbourhood Plan and is in close proximity to a Listed Building and the Conservation Area. The site is not suitable for development in the Neighbourhood Plan and is not acceptable adjacent to Horsecroft and the Church. The use should be actively marketed as a business. Concern is raised regarding dustcart access.

PUBLIC CONSULTATIONS

- 3.17 7 representations were received objecting to the application on the following grounds:
- The proposal will have too high a visual impact and is out of character in the conservation area.
 - The proposal will substantially increase traffic and population density.
 - The top floor flats would result in privacy intrusion, noise and light pollution for adjacent residents.
 - Construction would cause access problems.
 - There is insufficient parking and lack of suitable access for emergency vehicles.
 - The scheme results in highway safety concerns.
 - The Squash Club does not have permission to cross the tennis club car park for the proposed use.
- 3.18 2 further representations have been received commenting that the submitted amendments have not addressed the concerns raised.
- 3.19 The Storrington Tennis Club Committee has made the following comments:
- No development to commence until a Construction Management Plan has been submitted and approved by the Local Planning Authority.
 - No parking on the communal driveway or the right of way.
 - Fencing to be constructed dividing the site from the tennis club access.
 - Hours of work to be limited to 08.00 – 17.30 Monday to Friday and 08.00 – 13.00 Saturday.
 - The developer to be responsible for restoring the communal driveway.
 - The submitted plans do not show the 10ft right of way.

- Concern is raised regarding construction vehicle access.
- Concern is raised regarding the accuracy of the submitted plans.

- 3.20 The Tennis Club have further commented on the submitted amendments:
- The drawings are not accurate and the true boundary of the site is not indicated.
 - It would be impossible to access the parking spaces without going onto the tennis club's parking area.
 - Concern is raised regarding refuse vehicles and construction traffic access.

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 key issues of consideration relate to the principle of development, including the loss of the existing squash club; the impact on the character and appearance of the area; the impact on neighbouring amenity; and highway issues. A material consideration is also whether the current proposal has addressed the previous reason for refusal relating to lack of parking.

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, with any infilling and redevelopment required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement. The application site is within the built-up area of Storrington, which is recognised as being a settlement with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and / or bus services. In principle, it is considered that a development of 8 flats would be appropriate to the characteristics of the settlement and is acceptable in principle, subject to detailed considerations.
- 6.3 As existing the site provides a leisure facility in the manner of a private members squash club, within Use Class D2. Policy 43 of the HDPF seeks to retain leisure facilities unless, amongst other criteria, equally usable facilities can be provided nearby and that continued use of the service is no longer feasible. The policy also advises that a loss may be considered acceptable if a significant enhancement to the nature and quality of an existing facility will result from the redevelopment.
- 6.4 The applicant has advised that the existing membership of the club, which comprises 42 individuals, is not sufficient to sustain the facility which is in need of wholesale repair and refurbishment in order to sustain the use of the site. The applicant has further advised that the level of investment required would not be viable given the income generated by the use.
- 6.5 As in the previous proposal, there are no reasons to dispute this view and at the time of the site visit it was apparent that the building was in need of repair and refurbishment. The applicant has identified squash clubs in the vicinity of the site, including Horsham, Christ's

Hospital and, outside of the District, Worthing, which would continue to serve the local population.

- 6.6 Since the last application was considered, the Draft Storrington, Sullington and Washington Neighbourhood Plan has been submitted for consideration to the Council. One of the objectives of the Plan is to protect community facilities in the Parish such as clubs and societies. It should be noted that this is not a policy requirement in the plan. The plan has been considered by an Inspector who requested matters and questions to be dealt with by way of written submissions and for questions to be dealt with at a hearing. The hearing was held in September. The Inspector's comments following on from the hearing had not been received at the time of writing this report. Given the uncertainty regarding the Plan, it does not carry full weight.
- 6.7 In any event, we would need to consider whether or not a site is viable as we cannot permanently retain a site if evidence suggests that it does not have a longer term future. Furthermore, it should be noted that this is a private facility and therefore its loss should not be given the same weight as the loss of publicly owned facility. Additionally, the applicant has submitted evidence to indicate that the facility is not viable. It is therefore considered that the loss of this facility is reasonably justified.
- 6.8 Having regard to the above, the principle of development is considered appropriate subject to the below considerations such as design, impact on amenity and highways impact.

Affordable Housing:

- 6.9 Policy 16 of the HDPF requires, on sites of between 5 and 14 dwellings, 20% of dwellings to be affordable, or where on-site provision is not achievable a financial contribution equivalent to the cost of providing the units on site.
- 6.10 The requirements of Policy 16 have now been superseded by the new National Planning Policy Framework (NPPF), published in July 2018. Paragraph 64 of the new NPPF states that affordable housing provision is applicable for major development. Major development is classed as development for 10 or more houses or sites with an area of 0.5 hectares or more. Paragraph 64 reflects the Government guidance in the PPG and states that affordable housing contributions should not be sought for development of 10 units or less.
- 6.11 The guidance in the new NPPF and PPG is considered to carry significant weight and outweighs the requirements of Policy 16 of the HDPF adopted in 2015. As such, the current proposal for 8 units is not required to provide an affordable housing contribution.

Character and appearance

- 6.12 The application site adjoins the Storrington Conservation Area and a number of historic and listed buildings. The existing building is of no architectural interest and there would be no objection to its demolition. The current application seeks consent for the layout, and this includes the siting of the proposed building and the associated car parking.
- 6.13 The proposed building would feature a similar same footprint to the existing building with separation from adjacent boundaries. As amended, the proposed building is set an appropriate distance from the north and eastern boundaries. This siting is considered acceptable and would allow for enhanced landscaping to the remaining curtilage. The layout to the frontage of the site would allow for car parking and refuse / recycling and cycle stores, with intermittent planting areas. The proposed layout is considered acceptable, and an improvement on the existing, having regard to the characteristics of the site and its relationship with surrounding development.

- 6.14 The scale and appearance of the development is a reserved matter, discussions have though taken place to ensure a development could be achieved on the site which would preserve the character and appearance of the surrounding area. As in the previous scheme, the submitted plans indicate a three-storey building with a recessed lightweight top-storey which would reduce the resulting bulk, massing and visual impact of this height. The use of brick as the dominant material would help to assimilate the building into its surroundings, and in public views from Church Street, from where the rear of the building would be visible, the development would not appear incongruous or unduly dominant. It is considered that this approach, which would be secured as part of a future reserved matters application, would represent an improvement on the existing building, and would preserve the character and appearance of the surrounding area.
- 6.15 The Council's Conservation Officer has objected to the current proposal on the grounds that the indicative elevations show a building which would not be appropriate in the context of the surrounding conservation area. It should be noted that the previous scheme was not refused on design grounds. Additionally, the current proposal has reduced the number of flats to 8. This allows scope for the design of the building to be amended to help mitigate its impact on the setting of the adjacent conservation area and listed buildings. A landscape and visual impact assessment could also be required as part of Reserved Matters application to describe the impact of the proposal on all the heritage assets. An informative is recommended that the applicant seeks further views of the Planning Department regarding the design of the building to ensure an appropriate scheme in the context of the setting of the conservation area and listed buildings.
- 6.16 Overall, it is considered that there is sufficient detail within the outline application to demonstrate that the site is capable of accommodating the proposed development without harm to the visual amenities of the site and surroundings. As such there is considered to be no conflict with policies 32, 33 or 34 of the HDPF at this outline stage.

Impact on neighbouring amenity

- 6.17 The layout, for which approval is sought, would allow for approximately 6 metres to the shared boundary with Horsecroft to the east, with the neighbouring building in excess of 25 metres from the proposed development. This separation is considered sufficient to prevent any harmful loss of light or outlook to this building. Horse Croft benefits from a generous curtilage and there are no reasons why a development, subject to appropriate reserved matters (of scale, appearance and landscaping), could not be achieved which would prevent any significant harm.
- 6.18 The adjoining building to the north comprises a community centre and museum and an adjoining dwellinghouse, Old School Cottage. The proposed building would be sited approximately 3 metres from the shared boundary with this building. This separation coupled with the illustrative design, with the top floor set back from lower levels of the building, and potential for improvements to the screening and landscaping is considered sufficient to prevent any significant harm to the adjoining building, and particularly the residential element. It should be noted that the boundary treatment and landscaping would be secured through the reserved matters application. Under the Reserved Matters application, the exact positioning of windows and balconies would be thoroughly considered to ensure there is no significant overlooking of adjacent properties.
- 6.19 The introduction of 8 residential units into an established mixed use area would not be expected to generate harmful levels of noise or disturbance for occupants / users of adjoining properties.
- 6.20 For the reasons outlined above it is considered that the proposed layout and access would not lead to significant harm for occupants of adjoining properties, and there are no reasons to consider at this outline stage that appropriate scale, appearance and landscaping could

not be achieved on the site to minimise the resulting impact on neighbouring amenity. The proposal therefore accords with Policy 33 of the HDPF.

Impact on highways

- 6.21 The access road does not allow two opposing vehicles to pass one another and no improvements are possible due to the presence of adjoining properties. The access road is though well-established and has served the squash club, Storrington Tennis Club and residential accesses to Ivy Cottage and Smugglers Hut for an extended period of time. It has been clarified that the proposed development would result in fewer trips than the existing use of the site (as a squash club) and a less intensive use of the access road. On this basis it is considered that the development would not generate a harmful level of vehicular movements along either Greyfriars Lane or the access road.
- 6.22 The proposed layout would provide 14 parking spaces (for 8 flats) which is considered acceptable in this location. This compares to the 10 spaces previously proposed (for 9 flats) and considered inappropriate under the previous proposal.
- 6.23 The layout includes a location for a cycle store, with further details on this provision sought through condition. Bins are currently collected via the access from Greyfriars Lane. It is expected that this arrangement would continue. A condition is recommended to secure details of refuse management to ensure that the refuse collection and provision is appropriate.
- 6.24 A number of representations have been received raising concerns of the impact of demolition and construction works on the shared access road and adjoining properties. While there is potential for short-term disruption a Construction Method Statement would be secured through recommended condition 3. This would include details of contractor parking, loading and unloading of vehicles, storage of plant and materials, security hoarding, and measures to reduce noise and dust impact. It is considered that this approach would minimise any disruption and protect neighbouring amenity and uses.
- 6.25 The highway impacts of the development are therefore considered acceptable, subject to conditions, and in this respect the proposal accords with policies 40 and 41 of the HDPF.

Community Infrastructure Levy (CIL)

- 6.26 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. This development constitutes CIL liable development. In the case of outline applications the CIL charge is calculated at the relevant reserved matters stage.
- 6.27 The Council's Community and Culture Team have queried whether a S106 contribution could be sought towards additional community sports facilities within the District to compensate for the loss of the existing facilities. As outlined above, the existing club is not considered viable and is not sufficient to sustain the facility which is in need of wholesale repair. It could therefore be argued that there is insufficient grounds to require a direct contribution through a S106 agreement to mitigate the loss of facilities which are not viable. Notwithstanding this, CIL payments from this development could go towards improvements for leisure and sport infrastructure and facilities, as outlined in the CIL Charging Schedule (April 2017).

Conclusion

- 6.28 Through the provision of 14 car parking spaces for 8 flats, the current proposal has addressed the previous reason for refusal relating to lack of parking for the development. The principle and quantum of development proposed is considered appropriate and, subject to detailed designs at the Reserved Matters stage, the proposal would not result in a

significant impact on the amenity of adjacent properties or detrimentally impact on the setting of the adjacent conservation area and listed buildings.

7. RECOMMENDATIONS

7.1 That planning permission is granted subject to the following conditions:

1 A list of the approved plans

2 **Standard Time Condition:**

- (a) Approval of the details of the scale of the building, which shall not exceed three-storeys in height, the appearance of the building and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
- (b) Plans and particulars of the reserved matters referred to in condition (a) above, relating to the scale of the building, which shall not exceed three-storeys in height, the appearance of the building, and the landscaping of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
- (c) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
- (d) The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding, where appropriate
- v. the provision of wheel washing facilities if necessary
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of adjoining occupants and users of the access road during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:**

- i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

- ii) The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** 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).

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place level 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 of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a refuse and recycling strategy shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of storage and collection of refuse. 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).

- 9 **Pre-Occupation Condition:** Prior to the first occupation 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 no.2870/3 Rev B 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:** Prior to the first occupation of any part of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The development shall be carried out in accordance with the mitigation measures set out in the Bat Survey Report July 2018 from Verdant Ecology received on 10th July 2018.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

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

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

Note to Applicant:

The applicant is advised to seek the views of the Planning Department regarding the design of the proposal prior to the submission of a Reserved Matters application. A landscape and visual impact assessment is also required as part of a Reserved Matters application to describe the impact of the proposal on all the heritage assets.

Background Papers: DC/15/1992