



TO: Planning Committee (South)
BY: Head of Development
DATE: 18th June 2019
DEVELOPMENT: Demolition of existing building and redevelopment of the site to provide 1x retail / commercial unit, 5 x dwellings (comprising 5x2-bed houses), parking and revised access road.
SITE: Barclays Bank Ltd 84 High Street Billingshurst West Sussex RH14 9QS
WARD: Billingshurst (previously Billingshurst & Shipley before May 2019 boundary changes)
APPLICATION: DC/18/1761
APPLICANT: **Name:** Shallooquare Ltd **Address:** c/o agent

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations raising material planning considerations that are inconsistent with the recommendation of the Head of Development.

RECOMMENDATION: To approve the application subject to conditions.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The proposal seeks permission for the demolition of the existing building and its subsequent replacement with a single-storey retail / commercial unit at the front, a row of 4x 2-bed terraced houses, and a detached chalet-style bungalow at the rear (overall 5 new dwellings).

1.3 The site would include the provision of 9 parking spaces, a bike store, landscaping and re-grading to modify the ramped roadway, and provision of a new stepped pedestrian approach alongside the ramped access.

1.4 External materials would include: brick, white render, clay hanging tiles, white-painted timber window frames and clay roof tiles.

1.5 The current scheme is the result of extensive discussions with officers.

DESCRIPTION OF THE SITE

1.6 The application site lies on the western side of the High Street, the main road running north-south through the centre of Billingshurst. The site falls within the southern edge of the defined Village Centre Boundary and is defined as part of the Primary Shopping Frontage. Directly

to the north of the site is a little florist / flower shop which has stands and displays within its small forecourt area, and a small residential development called Laura Gardens. The southern three properties (no's 90-94), also defined as being within the Primary Shopping Area / Village Centre, are fully residential.

- 1.7 The site currently comprises a flat-roofed building that fronts the public domain and previously formed the Barclays Bank premises. A two-storey office block extends back into the site, where a single-width access road leads to an elevated parking area at the rear of the site, previously used for staff and customers.
- 1.8 The application premises is not listed, but there are listed cottages to the south (no's 92-94), to the south-west (United Free Church) and to the north (no's 80 / Kings Arms and 82). The site also falls within the Billingshurst Conservation Area and lies mostly within an archaeological notification area (Stane Street). The site adjoins the Kings Arms pub garden to the north-western side and the cemetery to the south-western side
- 1.9 Ground levels drop down to the middle of the site and then rise up to the rear (western side) of the application site, with residential gardens at Lakers Meadow to the west being significantly higher than the ground levels at the application site.
- 1.10 The submitted Planning Statement sets out that the bank closed in November 2017 due to falling visitor numbers, the availability of other means of banking available and other banks and a Post Office available in the village. Since the closure of Barclays bank, the other two banks have also closed in the village, with Lloyds bank closing on 17 May 2018 and NatWest bank closing on 30 May 2018. The Statement sets out that the site has been actively assessed and marketed by Crickmay for its ongoing viable commercial uses and is not considered to be within a sought-after location for professional services or other retail use, given the availability of more attractive vacant premises in the village. Reference is made to the new-build large retail unit in the centre of the village which was completed in 2015 and has remained vacant since then.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 7 - Strategic Policy: Economic Growth
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets
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

Supplementary Planning Guidance:

- 2.3 Planning Obligations and Affordable Housing (Sept 2017).
- 2.4 The Billingshurst Conservation Area Appraisal and Management Proposal (2018).
- 2.5 Billingshurst Village Centre (2017).

RELEVANT NEIGHBOURHOOD PLAN

- 2.6 The Billingshurst Neighbourhood Plan is advancing but there is no 'made' plan in place.

PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.7 There is no recent and relevant planning history relating to the site.

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 Waste Services:** Comment.

- It does not appear that a vehicle would be able to access the site to collect waste due to the road dimensions.
- The vehicle would have to park on the High Street in order to service the development – leading to concern on traffic impact.

- 3.3 **HDC Heritage:** Comment.

- The existing building is a product of its age and although some attempt was made to integrate the building in the street scene this was not successful. This was an era that looked to make a clear distinction between old and new. It is now considered a more subtle distinction should be made so that new development responds to, and respects its context and harmonises with adjacent buildings. The large area of flat roof is perceptible from ground level and adds to the incongruity of the building's form. Its demolition is not contentious.
- The scale of unit 1 relates to those historic and twentieth century buildings fronting this length of the High Street. As the land drops to the west the ridge height rises but this will not be conspicuous from the High Street.
- There will be greater opportunity to view the increase in built form from St Mary's Close but the traditionally pitched roofs without flat sections would reinforce the historic roof scape of the town. Chimneys would add some interest to the roof scape and these could be used as features to conceal vent pipes and flues. The design of unit 1 is reflective of no.82 High Street and although not an exciting building will not draw undue attention to

itself in the street scene. The south elevation of the other units incorporate contemporary architectural forms but these are experienced as part of a traditional building envelope.

- It will be important to ensure the materials and detailing are appropriate. With good quality materials and traditional detailing where appropriate, the development would preserve the character of the conservation area and will not harm the setting of the adjacent listed buildings.
- Appropriate conditions are advised.

3.4 **HDC Strategic:** Comment.

- The importance and the need for proposals to retain and enhance the vitality and viability of the centre is reinforced by the 'Billingshurst Village Centre SPD', adopted 30 March 2017.
- Whilst the introduction of some residential on this site is considered acceptable in principle, residential is not considered appropriate on the ground floor within the primary retail frontage area.
- The site lies near a bus stop, on the key route between the town/village centre and the railway station, and it also lies within the section of the primary retail frontage nearest the primary and secondary schools. It is therefore considered to lie in a sustainable location.
- The stated purpose of the SPD is to ensure the future vitality and viability of Billingshurst, promoting it as a destination of choice and creating the context for a flexible village centre offer which is able to respond to shifting economic patterns.
- The SPD makes clear a desire to improve the performance and attractiveness of the retail offer and Billingshurst's function as a local centre which acts as hub for surrounding smaller villages, performing an important role in the district retail hierarchy.
- The granting of residential development, in particular 475 homes on land to the east of Billingshurst, is noted to highlight the importance of undertaking enhancements to the village centre that will support the growing catchment population.
- The HDPF and existing planning permissions will result in approximately 100 new dwellings in the Billingshurst area which result in a floorspace need in 2013 of 550sqm for convenience goods and 1,670sqm (it is assumed for comparison goods). This should be focused within the village centre in order to support the existing retail, service and other commercial activities and to maintain and improve the footfall and vitality and viability within the centre.

3.5 **HDC Archaeology:** Comment.

- The application site is located within the projected line of Stane Street Roman Road, and as such there is some potential for archaeological remains to survive in situ within the proposed development area.
- Historic mapping shows that there has been a structure on the site since at least 1870, and it is possible that this and subsequent development will have truncated any surviving archaeology, although this cannot be stated with any certainty. However, the area to the rear of the structure has remained relatively undisturbed, and as such there is a higher chance of archaeological features or deposits remaining.
- A planning condition is advised to secure a programme of archaeological monitoring following demolition and during groundworks.

OUTSIDE AGENCIES

3.6 **WSCC Highways:** No Objection.

- Some consideration to be given to using the existing dropped crossing arrangement rather than a bell mouth arrangement.
- Notwithstanding the above, based upon the plans submitted, the Local Highways Authority does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

- If the Local Planning Authority is minded to grant planning consent conditions and informatives would be advised: Construction of the access prior to occupation, details of construction plant and materials pre-commencement, Cycle parking details, pedestrian and vehicular visibility splays, uncollated parking and turning provision, and advice regarding a s278 agreement necessary for works on the highway

3.7 **Southern Water:** Comment.

- It appears that the developer intends to build over / close to a public foul sewer which crosses the site. Building over a 'public sewer' is not normally permitted, however, under certain circumstances, building over a sewer may be allowed. A formal application to build over / close to the sewer will be required to be submitted by the applicant to Southern Water.
- Planning conditions are advised to secure details of the protection measures of the public sewers and to ensure that there are appropriate means of surface water disposal measures proposed and SUDS maintenance

PUBLIC CONSULTATIONS

3.8 To date, objections have been received to the amended and initial schemes from 30 individual properties, with only 6 responses received in response to the amended scheme. These comments can be summarised as follows:

- Inappropriate backland development
- Sets precedent for further backland development in the area
- No need for additional housing in Billingshurst
- Any new housing should be low cost
- Increased pressure of doctors and schools
- Design not in keeping with locality
- Inappropriate materials and window detailing
- Front garden areas out of keeping with pattern of development
- Adverse impact on conservation area
- No consideration of adjacent listed and older buildings
- Obstructs views of St Marys
- Overlooking of and loss of light to adjacent properties
- Loss of views from neighbouring properties
- Overbearing impact on neighbouring properties
- Impact on neighbouring residential and commercial properties during construction phase
- Inadequate parking provision
- Increase in traffic problems in the village during the construction phase – additional traffic and contractors parking
- Number of accidents in locality inaccurate
- Loss of parking provision in the evening for local residents
- Increase in inappropriate parking along the High Street
- Additional traffic movements
- Poor sightlines at access
- Bus stop at front of site not considered
- Lack of bin storage/collection points
- No consideration of climate change mitigation measures
- Existing flooding problems in the area
- Inadequate drainage
- No outdoor space for prospective residents
- Commercial unit could subsequently be converted to residential if proven to be unviable
- Potential slippage of land
- Interference with flightpaths of bats
- Release of pollutants during demolition

PARISH COUNCIL COMMENTS

3.9 **Billingshurst Parish Council: Objection.**

- Overdevelopment - The proposal is for cramped housing provision in this small, land-locked site. A reduction in the number of units would be preferable;
- Flood risk - There is no flood risk mitigation within the application. The application raises concerns over surface water and drainage in an area which has flooded in the past. The build-over of the barrel drain is a particular concern and it is noted that the neighbouring development at Laura's Garden avoids the drain completely;
- Parking - The Parking Calculator on Public Access runs to 2665 pages and cannot, therefore, be used as evidence. The new, smaller parking bays proposed to provide more unallocated parking will not alleviate the parking problem experienced by all High Street properties;
- Transport - The bus service information within the Transport Statement is misleading – there is no bus service at all in the evening and none on Sundays. Two routes operate on only 2 days per week and have only one service per day.
- Lighting - The originally proposed lighting columns at the rear of the site have been removed from the block plan (290-101) but are shown on the other plans. Lighting is not mentioned in the Design and Access statement so it is unclear what the intention is;
- Refuse Collection/Bin Storage - It was noted that the bin collections issue has been addressed through the provision of a bin collection area. However, if the residents with gardens choose to have a green waste bin too, there will not be sufficient space either within the collection area or in the individual bin stores for a third wheelie bin.
- Councillors noted that it is clear that an effort has been made to address neighbour concerns. They were pleased that the balconies have been removed and a retail unit has been included. The street scene is more in keeping with the location of the development within the Conservation Area.

3.10 **Councillor Comments:**

Cllr Rowbottom - This will be over development of the site and three or four 2xbed houses would be more appropriate.

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 main issues for the Local Planning Authority to consider in the determination of this application are:
- Principle of the development considering its location within the conservation area, adjacent to listed buildings and within the designated primary retail area.
 - Impact on context, character and neighbouring residential amenities.
 - Potential impact on townscape setting.

Principle of Development

- 6.2 Since the adoption of the Horsham District Planning Framework (HDPF) in November 2015, the Council is able to demonstrate a full 5-year supply of housing land sufficient to meet the needs of the District to 2031, with a forecast that some 750 residential units will come forward by way of windfall sites, such as the application site (Policy 15).
- 6.3 The application site is located within the built up area of Billingshurst, which is classed under Policy 3 of the HDPF within the category of 'Small Towns and Larger Villages', where a good range of services and facilities, strong community networks and local employment provision are available
- 6.4 Policy 3 of the HDPF states that development will be permitted within towns and villages which have defined built up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the identified settlement hierarchy set out within the policy
- 6.5 Having regard to the location of the proposal within the built up area, in principle alone, the proposal is considered to accord with adopted local planning policies, subject to all other material considerations as discussed below.
- 6.6 However, reference is also made to the fact that the existing site, was until recently, in active use as part of the Barclays Bank chain, thus falling to be considered under policies 12 and 13 of the HDPF.
- 6.7 Policies 12 and 13 of the HDPF seek to enhance and support existing town and village centres, particularly their active retail core, recognising that the centres provide a range of uses and services to support the needs of their communities. These policies do acknowledge the need for some 'diversification' of core uses and activities and do not preclude residential uses or other 'innovative' uses, but where the loss of commercial / retail floor space is proposed in a primary street-facing location, sufficient justification must be provided. Proposals must improve the character, quality and function of the centre as a whole, and must be of an appropriate scale and complement the vitality and viability of the centre.
- 6.8 In this case, the amended proposal now incorporates a flexible commercial / retail front-facing unit to the site, which continues to address the primary retail frontage of the village core and would accord with local and national policies in respect of enhancing and supporting existing town and village centres.

Design and Appearance

- 6.9 Policy 3 of the HDPF requires any development to be appropriate in nature and scale to maintain the characteristics of a settlement. Policy 32 of the HDPF requires new development to 'Complement locally distinctive characters and heritage of the district', 'Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings'. Policy 33 of the HDPF requires developments to relate sympathetically with the built surroundings. Furthermore, Policy 25 of the HDPF requires development to protect, conserve and enhance townscape character
- 6.10 The design approach of the amended scheme submitted during the consideration of the application, breaks the overall design into several components, which helps to address the various aspects of the site. At the front, a single-storey development is proposed, retaining the low eaves line of the adjacent buildings which form the distinctive street-scene. The resulting design does raise the ridge line above that of the adjacent retail unit (the florist), but this engages with the variations found in the immediate context. Aside from a modestly proportioned small roof-light, the roof-slope would be unbroken, also adopting the wider

design aesthetic of the adjacent buildings, many of which are grade II listed. The southern flank elevation, which would be highly visible in the street-scene and in the conservation area, particularly given the widened approach, reiterates the scale and character of the adjacent buildings by incorporating a part render and part tile-hanging, part brick elevation

- 6.11 The group of terrace dwellings (plots 2, 3 and 4), adopts a more 'suburban' character, but works well as a mews type development often found in these instances, along small streets and passages as historic settlements have grown. They reflect the linear mews-style development of Lauras Gardens without a direct echo of the design character.
- 6.12 The design of plot 5 needs to work as a corner building, with habitable rooms facing west over the parking area. The interest along with south-facing elevation has been achieved by way of windows to the non-habitable rooms as well in the application of different materials, including a rendered panel.
- 6.13 The design of the rear unit (plot 6), which sits physically apart from the terrace, replicates that of the front retail / commercial unit, further enhancing a sense of cohesion throughout the development and ensuring that design features and elements can be carried across the various units. As a chalet-style dwelling, its height is kept reasonably low, which acknowledges its position on part of the site which has not been previously subject to any built form, whilst working with the ridge heights of the dwellings at Lauras Gardens. The overall views of the site to and from the elevated position of St Mary's church would therefore not be unduly compromised as a result.
- 6.14 Officers consider that the scheme as now presented works well with the rising landform of the site, whilst taking visual and character cues from the historic core of the village in which it sits. Whilst there is a degree of variation in design elements across the site, this would assist in the scheme being able to address with the site's wider context. For the reasons cited, it is considered that the proposal is acceptable in design terms.

Heritage Impacts

- 6.15 Policy 34 of the HDPF seeks to ensure that developments affecting such assets should make reference to the significance of the asset as well as preserving and ensuring legibility of locally distinctive vernacular building forms and settings, features, fabric and materials. In addition, the setting of heritage assets, including views, should be preserved and retained. The NPPF (2019) sets out that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and that they should be conserved in a manner that is appropriate to their significance. The NPPF also advises that new development within the setting of heritage assets should enhance or better reveal their significance.
- 6.16 The application site lies within the Billingshurst Conservation Area, which has been subject to review and expansion in January 2018 through the adoption of the Conservation Area Appraisal and Management Plan (Jan 2018). The identified character area of the 'Historic Commercial' Core, where development in the vicinity of the application site, includes 'a series of access openings allowing views back to the rear boundaries and the rising ground behind. The proposal would retain this important character trait.
- 6.17 It is recognised that the existing building is a product of its age and has not entirely managed to integrate into the street-scene, so overall, its demolition is not objected to.
- 6.18 The replacement scheme now includes a street-facing element that relates in scale and design to the historic and 20th century buildings which front the High Street. Although the land drops away immediately to the west, whilst the ridge height rises, this is not considered to be visually discernible from the High Street, and replicates the ridge levels and roof form found on the adjacent Lauras Gardens. The traditional roofs would reinforce the historic roof-scape of the village.

- 6.19 It is suggested that materials and detailed sections be subject to an appropriate planning condition to ensure there is no distillation of the design quality.

Amenity Impacts

- 6.20 Policy 33 of the HDPF seeks to avoid unacceptable harm to neighbouring amenity. Officers acknowledge the comments raised by neighbouring properties regarding loss of amenity and overlooking.
- 6.21 The nature of the existing site, including the scale and massing and functions of the office building which currently occupies the site, has been taken into account, along with the adjoining residential gardens to the south and west. The proposal increases the separation between the boundary of the southern neighbour at no.90, from some 2.5m to 6.2m at the entrance off the High Street, to some 7.2m along the front of the proposed terrace.
- 6.22 In order to mitigate the potential for direct views over the southern neighbouring gardens, which would increase over and above the existing office use on account of the increased usage of the residential properties in the evenings and at weekends, an oriel type window design has been utilised to the three facing terraces houses (plots 2, 3 and 4). This would allow the outlook from habitable facing windows to be directed towards the south-west by way of clear and obscure glazing, whilst not unduly preventing natural light and ventilation. This oriel type window feature would be replicated at ground and first floors, although the use of obscure glazing would only be necessary at first-floor level.
- 6.23 The design and scale of the windows would engage with the resulting 'active' front elevation of the terrace and would allow a traditional design aesthetic which the series of three terraces are seeking to adopt.
- 6.24 The design and layout of the rear unit (Plot 6) would be at a lower level than the adjoining residential plots at Lakers Meadow, which sit on a higher ground level. It is sufficiently distanced from the western boundary (onto Lakers Meadow), and of a scale, being a chalet-type bungalow, that would not lead to a significantly overbearing and harmful addition to the backland plot.
- 6.25 In considering the impacts to the dwellings which immediately adjoin the site to the north (Lauras Gardens), the height and design of the proposed development takes account of the rear-facing roof-lights serving bedrooms and bathrooms on these dwellings. It is also noted that these 4 dwellings do not have any private amenity space which would be impacted by the proposed development.

Highways Impact

- 6.26 Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 of the HDPF requires adequate parking facilities within developments. Chapter 4 of the NPPF sets out that 'development should only be refused on transport grounds where the residual cumulative impacts of development are severe'.
- 6.27 The proposed parking ratio of 9 vehicular spaces and 8 cycle spaces, serving the proposed 5 dwellings and the commercial / retail space is considered to be adequate in this location, providing the spaces remain unallocated. It is anticipated that the retail / commercial unit would generate a need of 2 parking spaces, which would be accommodated within the village Pay and Display parking available close by.

Trees and Landscaping

- 6.28 The site currently offers very little towards the wider landscaping character of the village, as the site does not include any trees within its boundary itself. There are large trees within the adjacent Unitarian Free Church graveyard, which contribute to the wider conservation area setting. These trees would not be impacted by the proposed development as this adjacent area of the site is to remain open as car parking spaces. The proposal indicates the use of permeable grasscrete in this area.
- 6.29 Overall, the proposed layout respects the grain of development in the immediate area, taking account of the established and current layout of the site. The proposed nature of development offers the opportunity to incorporate landscaping pockets which would provide small but 'defensible' frontages to the new dwellings, and offering a break between the common areas of paving and the private domain.
- 6.30 The new dwelling would each be provided with a dedicated area in which to store waste and recycling bins, which would alleviate the potential for the bins to be stored externally and thus dominate the resulting new street-scene created.
- 6.31 An appropriate landscaping condition is advised to secure appropriate hard and soft landscape details such as fencing, paths, steps, handrails, paving and lighting, along with a management proposal for its future maintenance, as the site would remain privately owned and maintained.

Ecology

- 6.32 HDPF policies 2, 25, 31 and 33 require consideration and protection of the district's natural and landscape qualities and settings. In this instance, the application site itself presents limited current benefits to ecology or biodiversity, particularly as it is nearly entirely paved with the exception of a small rear area of grass and some boundary trees and shrubs adjoining the site.
- 6.33 The scheme is to include a bat box, incorporating a biodiversity enhancement, along with a planting scheme with pollinating plants. It is anticipated that these elements would be preserved and enhanced by way of a landscaping scheme secured by way of an appropriate condition.

Conclusions and Planning Balance

- 6.34 In conclusion, the proposal has been submitted following officer discussions at pre-application stage, and subsequently amended to address site specific issues. It has been subsequently considered within the context of the new NPPF and the presumption in favour of sustainable development, and policies set out within the Horsham District Planning Framework (2015).
- 6.35 The retention of a flexible retail / commercial unit to the front would ensure that the viability of the Billingshurst village centre is maintained in the long term. The layout, scale and appearance is in keeping with the character of the wider area without resulting in a harmful impact on the Billingshurst Conservation Area or the amenities of adjacent occupiers. On this basis, and subject to the recommended conditions, the proposed development is considered acceptable.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.36 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

6.37 **It is considered that this development constitutes CIL liable development.** At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	478	330	198
		Total Gain	198
		Total Demolition	330

6.38 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

6.39 In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

7.1 It is recommended that the application is approved subject to appropriate conditions.

Conditions:

1 Plans condition

2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities
- iii. temporary contractor parking

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction, and to avoid undue congestion of the site and consequent obstruction to access, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist following demolition of the existing structure and during any groundworks, details of which shall be submitted to and approved, in writing, by the local planning authority.

In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the developer has secured the implementation of a further programme of archaeological work in

accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the local planning authority. Works shall be carried out in accordance with the approved scheme.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

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

- 7 **Pre-Commencement Condition:** No development shall commence until measures to protect the public sewers have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall be carried out in accordance with the approved scheme.

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

- 8 **Pre-Commencement Condition:** No development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

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

- 9 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will 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).

10 **Pre-Commencement (Slab Level) Condition:** Prior to relevant work begins, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

a) Samples or specifications of external materials and surface finishes for external walls, windows, rooflights and roofs

b) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, rooflights.

These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, dormer construction, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

11 **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).

12 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting
- Confirmation of Ecological enhancement measures to be implemented

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges 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. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity and biodiversity in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse/recycling has been made for that dwelling in accordance with details that have been 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).

- 15 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, final details of secure and covered 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. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles, and to ensure there are sustainable alternative travel options available in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 16 **Pre-Occupation Condition:** No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres (inasmuch as is under control of the applicant) have been provided either side of the vehicular access onto High Street in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interest of road safety as required by Policy 40 of the Horsham District Planning Framework (2015).

- 17 **Pre-Occupation Condition:** No part of the development shall be first occupied until 2.4m x maximum achievable visibility splays have been provided at the site vehicular access onto High Street in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interest of road safety as required by Policy 40 of the Horsham District Planning Framework (2015).

- 18 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of the parking turning and access facilities shall have been submitted to and approved by the Local Planning Authority in writing. Details shall include the following:

- Recessed cover to manhole fall within the new tactile area of the widened access
- Cycle friendly gully within the fall width of the access
- Retention of the guardrail and /or bollards within the footway
- Consideration to improving the existing dropped crossing arrangement in favour of the proposed priority junction

No building shall be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking turning and access facilities shall thereafter be retained as such.

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

- 19 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings shall be submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

- 20 **Regulatory Condition:** All new and replacement rainwater goods (including gutters, down pipes and hopperheads) and external soil pipes shall be of cast iron / cast aluminium / cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby

preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 21 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B or E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilages of the residential development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

- 22 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 23 **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).

- 24 **Regulatory Condition:** 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 premises hereby permitted shall be used for A1 (retail) or A2 (professional services) use and for no other purposes whatsoever, (including those falling within Class A 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 location of the site adjacent to residential properties and within a designated primary shipping area under Policies 12, 13 and 33 of the Horsham District Planning Framework (2015).

- 25 **Regulatory Condition:** The retail / commercial premises shall not be open for trade or business except between the hours of 08:00 – 18:00 hours Monday to Saturday and 10:00 – 16:00 Sunday, Bank Holiday and Public Holidays.

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