



TO: Planning Committee (South)

BY: Head of Development

DATE: 21st January 2020

DEVELOPMENT: Outline planning application for the erection of up to 62 residential units and the creation of a new vehicle access, all matters reserved except for access

SITE: Land North of Downsview Avenue Storrington RH20 4LU

WARD: Storrington and Washington

APPLICATION: DC/19/2015

APPLICANT: **Name:** Wellbeck Strategic Land LLP **Address:** (C/O agent, Paul Galgey) Magdalen House, 148 Tooley Street, London, SE1 2TU

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 outline planning permission, subject to appropriate conditions and the completion of a Section 106 Legal Agreement.

1. THE PURPOSE OF THIS REPORT

- 1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 Outline planning permission is sought for the erection of 62 dwellings, with all matters reserved for later consideration except for access. The proposed dwelling mix is indicated to comprise 12x 1 bedroom units (including flats), 23x 2 bedroom units, 20x 3 bedroom units, and 7x 4 bedroom units. The proposal includes an on-site affordable housing contribution of 35% (equivalent to 22 dwellings). The site has been allocated for the development of at least 60 dwellings in the Storrington, Sullington and Washington Neighbourhood Plan, which was made in September 2019.
- 1.3 Access to the site would be achieved through the existing gated entrance to the site at the northern end of Downsview Avenue. The indicative plans detail an internal road network in a figure of 8 shape, with to back to back parcels of housing to the centre and north of the site, and a row of housing to the southern boundary of the site adjacent to the side of existing dwellings on Downsview Avenue and the rear of Bannister Gardens. Off-street parking, garaging and parking courts are included, in addition to visitors parking spaces set within on-street bays.

- 1.4 The site would include a landscaped public open space to the rear of the site (north-east), in addition to a pumping station. The application includes improvements to the Public Rights of Way (PRoW) 2448 which runs north-south along the western boundary of the site.

DESCRIPTION OF THE SITE

- 1.5 The site as existing comprises an open field of approximately 2.1ha in size, set immediately to the north of residential properties on Downsview Avenue, Storrington. The field comprises uncultivated agricultural land and is on higher ground than the adjacent fields and development to the north and east, sloping downwards towards the northern end of the site. Although sitting outside the defined built-up area boundary on the HDPF policies map, the site has been incorporated within the defined built-up area boundary within the made Storrington, Sullington and Washington Neighbourhood Plan.
- 1.6 The built-up area to the south comprises a mix of chalet-style houses, with development to the east comprising industrial units and a new housing development on Robell Way. Open fields sit to the north and west. The eastern and western site boundaries comprise relatively dense tree-lined hedgerows, with a public right of way extending alongside the western boundary (ROW2448) within the application site. The southern part of the eastern boundary is covered by a grouped Tree Preservation Order. The southern boundary is open to the adjacent dwellings whilst the northern boundary comprises a more scattered vegetated boundary. Grade II listed East Wantley Farm sits on significantly lower ground approximately 140m to the northwest, screened from the site by existing woodland.

2. INTRODUCTION

2.1 STATUTORY BACKGROUND

The Town and Country Planning Act 1990.

2.2 RELEVANT PLANNING POLICIES

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

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 4 - Strategic Policy: Settlement Expansion

Policy 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 26 - Strategic Policy: Countryside Protection

Policy 30 - Protected Landscapes

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - 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
Policy 42 - Strategic Policy: Inclusive Communities

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD, 2017
Storrington and Sullington Parish Design Statement, 2010

2.3 RELEVANT NEIGHBOURHOOD PLAN

Storrington, Sullington and Washington Neighbourhood Plan 2018-2031 (made, September 2019)

Policy 1 – A Spatial Plan for the Parishes
Policy 2 – Site Allocations for Development
Policy 14 – Design
Policy 15 – Green Infrastructure
Policy 17 – Traffic and Transport
Policy 18 – Car Parking

2.4 PLANNING HISTORY AND RELEVANT APPLICATIONS

None

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

HDC Landscape Architect: No Objection / Comments

No disagreement to the findings of the LVIA, except paragraph 8.6 relating to the effects on the users of the PROW. There are too many elements in the communal amenity area which could be inappropriate / create a conflict for the wide range of users who would be using the area. e.g. the gravel garden and fruit trees in proximity to a children's play area. There is a failed opportunity to capitalise on the amenity potential of the linear area surrounding the PROW – which could have resolved the conflict issues above by providing a trim trail or similar. However, these issues could all be resolved at reserved matters stage.

HDC Arboriculture: No objection

The existing TPO specimen trees to the eastern boundary would remain in place, and measures have been put in place to reduce the impact of development within their RPAs. The overall protection methods included within the report are in accordance with the British Standard.

HDC Conservation: Comment

The proposed development would not have an impact within the immediate setting of the listed building and non-designated heritage assets to the north west. Though, there would be minimal harm to the wider rural setting which may lead to harm.

HDC Environmental Health: Comment

The layout of the proposed developed locates noise sensitive habitable rooms, especially bedrooms, in positions where they are fully exposed with windows facing directly towards the identified industrial noise sources. There is no indication that the proposed development has been designed to reduce exposure to this noise. It is recommended that the scheme be

redesigned to reduce the exposure of the habitable rooms to noise in accordance with the advice given in section 6.7.2 of the Noise Assessment Report.

HDC Housing: Support

The proposal is compliant with HDC planning and housing policy. However, no mention is made of a potential affordable housing provider, and Housing Officers would urge the applicant to reach an agreement with a provider as soon as possible.

HDC Drainage Engineer: Comment

Further justification for the current design should be sought, or an alternate drainage design.

HDC Air Quality Officer: Comment

The applicant should include an air quality mitigation contribution within the Section 106 Agreement, in addition to the submission of an Air Quality Mitigation Plan.

HDC Waste Management: Comment

The swept path analysis allows for the vehicle to pass parked vehicles without any issues. We will require details for the bin provision together with the communal bin stores locations at the reserved matters stage.

OUTSIDE AGENCIES

Archaeology Consultant: No objection

Suggested attachment of a Written Scheme of Investigation condition (included).

Ecology Consultant: No objection

Following the submission of additional information, and subject to the attachment of suggested conditions.

Southern Water: Comment

Construction over or within the standoff distance of public water distribution main will not be permitted. Southern Water requests that this application is not determined until such time as the applicant produces a suitable layout. Suggested condition wording if approved.

South Downs National Park: Comment

The application site is located approximately 1.2km to the north of the National Park boundary. It is therefore considered that there would be minimal impact on the setting of the National Park. The SDNPA makes no comment on the principle of development, however would recommend that consideration be given to the International Dark Night Skies Reserve and dark night skies, which are a special quality of the National Park.

WSCC Flood Risk Management: No objection

Current water mapping shows that the proposed site is at low risk from ground and surface water flooding. No ordinary watercourses are in close proximity to the site. There are no historic records of flooding on the proposal site.

WSCC Highways: Comment

The development would not give rise to adverse highway impacts or result in adverse highway capacity issues. The submitted Road Safety Audit has not been formatted in accordance with the table template as per appendix F4 of GG119.

WSCC Rights of Way: Comment

Suggested pre-commencement condition (relating to design. Further improvements should be sought, including improvements of the path to the north, increasing the width of the path to 3m, and upgrading the path to a bridleway.

WSSC Minerals and Waste: No objection

Though the site is located within the Building Stone Minerals Safeguarding Area, the proposal is exempt from Minerals and Waste consultation, given the size of the site is less than 3ha.

PUBLIC CONSULTATIONS

108 letters of representation received from 62 separate addresses *objecting* to the proposal on the following grounds (including comments on the revised plans):

- Overdevelopment (62 dwellings too dense for this site)
- Misleading parking space numbers, as garaging won't be used for parking
- Unsafe access
- Increased traffic in surrounding area
- Existing facilities in Storrington insufficient to meet the needs of 62 additional households (schools, shops and amenities)
- Increased pollution
- Insufficient services in Storrington to meet the needs of 62 additional households (doctors, police, fire, and ambulance services)
- Access would be better suited from Water Lane
- Irreversible impact on local ecology
- Noise disturbance during construction period
- Impact on public usership of the public right of way
- Loss of privacy
- Decrease local housing value
- Insufficient drainage and sewage systems
- Lack of information to the public
- The application was submitted too soon after the Neighbourhood Plan was made
- The site was once allocated as open green space and should remain as such
- Inappropriate housing mix
- Public documents are hard to decipher
- Storrington has no need for flats
- Storrington has no space for this level of development
- The development would restrict access to existing disabled bays
- The site has never been used for animal grazing, despite what the submitted statement states
- The site is too far from a bus stop
- Landscape impact
- Flooding is prevalent in the area hence the need for a pumping station
- The application uses the wrong post code
- There is no mention of the use of electric vehicles
- Construction traffic would worsen road surfaces on Melton Drive
- The site currently represents a greenfield buffer between Storrington and West Chiltington
- The revisions have not addressed comments/objections from consultees
- The revised layout has a worse impact on neighbouring amenity
- Increased litter in area

1 letter of representation received *supporting* the proposal on the following grounds:

- There is local and national housing demand
- Increase supply of affordable housing
- Traffic and construction issues would be temporary
- Increased income to Storrington and the District
- No adverse impact on the ecology on the site

3 letters of representation received *neither objecting to or supporting* the application received from 2 separate addresses, stating:

- Access appears to be smaller than what Manual for Streets allows
- Traffic within the area would be worsened only at peak times
- The site is denser than the surrounding area, though it is in line with the Neighbourhood Plan
- The dwellings on the access to the site do not respect the building line on Downsview Avenue
- The townhouses are located in the wrong area (should be moved further north)
- Excessive road layout
- Neighbouring developments have not yet completed, therefore the potential impact from them has not yet been realised
- Potential harm to users of the public right of way
- Potential visibility issues from access
- Potential harm to pedestrians from construction traffic
- Additional traffic calming measures should be included when the development is finished

Storrington & Sullington Parish Council have No Objection to the development in principle. The following comments have been made:

- The origin of the standard applied for journeys on foot is not referenced
- No mention has been made to capacity issues on School Hill/Manleys Hill
- Insufficient parking provision
- Cycle provision not included
- Swept path for reserving appears tight
- Southern Water's response does not confirm the findings of the submitted FRA
- Off-site noise mitigations should be included
- Overhead cabling it not acceptable
- No construction parking should occur on Downsview Avenue
- Members are satisfied with the relocated block of flats
- Smaller green spaces should be included

Thakeham Parish Council have raised No Objection to the proposal, but have provided the following comments for Officers' consideration:

- Affordable properties: while welcoming the number and mix of types/sizes of affordable units, there is a sense that the proposal could be improved in terms of integrated distribution around the development;
- The topography of the site, and how that relates to distant views, underlines the importance of retention and augmentation of boundary tree screening;
- The proposals recognise the need to retain the existing footpath along the east of the site, but Thakeham PC requests that this should include improvement of the surface to WSCC current standards extending northwards to the point that the path meets Northlands Lane;
- Environmental design/build standards. Council looks to HDC officers to scrutinise proposals in detail for compliance with latest environmental standards on energy efficiency, electrical charging points for all resident vehicle parking spaces, and water conservation features.
- Other environmental aspects: the site has been identified as a protected species habitat for dormice and it is essential that appropriate impact mitigation plans are implemented.

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

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

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

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

6. PLANNING ASSESSMENTS

Principle of the Development

- 6.1 The application site is located within the built-up area boundary, and is allocated for residential development within the Storrington, Sullington and Washington Neighbourhood Plan 2018-2031 (Policy 2, vi).
- 6.2 Policy 3 (Development Hierarchy) of the Horsham District Planning Framework (HDPF) states that development will be permitted within town and villages which have defined built-up area. The policy establishes the District's settlement hierarchy, to which the settlement of Storrington & Sullington has been characterised as a small town / larger village – this is defined as a settlement with a good range of services and facilities, strong community networks and local employment provision, and also benefits from a reasonable public transport network.
- 6.3 Policy 15 (Housing Provision) of the HDPF establishes the District's housing need within the development plan period (2011-2031). This has been identified as 16,000 homes. Criterion (4) of the policy states that part of this provision is expected to be delivered through neighbourhood planning, amounting to 1,500 homes over the plan period.
- 6.4 Policy 2 (Site Allocations for Development) of the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) sets out the Plan's site allocations. The Land North of Downsview Avenue site (Policy 2, vi) states that development will be permitted where:
- a. At least 60 dwelling will be provided including a substantial number of one, two, and three bed units;
 - b. Access to the housing will be accessed from Downsview Avenue;
 - c. The development will incorporate the requisite amount of open and play areas;
 - d. The public right of way which abut the western side of the site will be enhanced as part of a green corridor that runs along the western perimeter of the site
- 6.5 The subsequent sections will detail how criterion (a)-(d) have been met as part of the proposal.
- 6.6 Given the location of the site within a built-up area, and the site's allocation within the SSWNP, there is no objection in principle to the development of this site. Consideration must therefore be given to any site-specific constraints, and the detail of the scheme. As such, the principle of development on the site is considered to be acceptable, subject to the detailed considerations as set out below.

Affordable Housing and Housing Mix

- 6.7 Policy 16 of the HDPF states that development should provide a mix of housing sizes, types, and tenures to meet the needs of the district's communities as evidenced in the latest Market

Housing Mix study (Chilmark Consulting, November 2016) in order to create sustainable and balanced communities. Table 5.4 of the study shows that residential development in rural areas should comprise the suggested mix:

- 1 bedroom housing – 15%
- 2 bedroom housing – 40-45%
- 3 bedroom housing – 35-40%
- 4+ bedroom housing – 5%

6.8 The application seeks outline consent for the erection of 62 dwellings. Paragraph 6.21 of the applicant's Planning Statement indicates that the housing mix would comprise:

Dwelling Type	Quantum	Percentage
1 Bedroom Units	12	19%
2 Bedroom Units	22	36%
3 Bedroom Units	21	34%
4 Bedroom Units	7	11%

6.9 The proposed housing mix is considered to broadly comply with the Council's expectations for a residential development of this quantum and is therefore considered in accordance with Policy 16 of the HDPF. Further, criterion (a) of Policy 2 of the SSWNP states that the proposal should incorporate a '*substantial number*' of 1-3-bedroom units. In total, the application proposes 55x 1-3-bedroom units, equating to 89% of the delivered units on the site. The Council considers that this demonstrates 'a substantial number' of 1-3-bedroom units. With the above in mind, Policy 2(a) of the SSWNP is considered to have been met.

6.10 Policy 16 of the HDPF continues to state that development providing 15 or more dwellings the Council will require 35% of the dwellings to be affordable. The proposal includes an on-site affordable housing provision of 22 dwellings, equivalent to 35% of the proposed dwellings.

6.11 Paragraph 6.22 of the applicant's Planning Statement confirms that the affordable housing would be housed within 8x 1-bedroom flats, 8x 2-bedroom flats, 4x 2-bedroom houses and 2x 3-bedroom houses. The affordable housing tenure would be split at a ratio of 70:30 in favour of affordable rent, as per the requirements of Policy 16 of the HDPF and the accompanying Planning Obligations and Affordable Housing SPD. A Section 106 legal agreement has been drafted to secure the provision, the tenure of the affordable housing, and the registered provider who will take on the site.

6.12 With the above in mind, the proposed affordable housing contribution is compliant with Policy 16 of the HDPF, and is therefore considered acceptable. The Local Planning Authority considers the provision of 40 market housing units and 22 affordable units as a benefit of the proposal, and should be afforded substantial weight in favour of its approval.

Layout, Amount and Scale

6.13 Policy 32 of the HDPF states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

6.14 The proposal seeks outline consent with all matters except for highways access reserved for later consideration. Therefore, matters relating to layout, appearance, scale and landscaping are to be dealt with at the reserved matters stage. However, the application was

accompanied with varying parameter plans, including an indicative layout, building height, and landscaping plans.

- 6.15 The indicative layout (revised 20.11.2019) illustrates two back to back parcels of housing to the centre and north of the site, and a row of housing to the southern boundary of the site adjacent to the side of existing dwellings on Downsview Avenue and the rear elevations of Bannister Gardens. The dwellings to the entrance of the site have been rearranged and re-orientated to continue the line of development from Downsview Avenue, albeit staggered and set gradually further forward of No. 32 Downsview Avenue.
- 6.16 The dwellings are arranged on individual plots formed of detached, semi-detached, and terraced dwellings with their own private amenity space and associated parking and garaging. A 2-bedroom flat-over-garage (FOG) unit is located to the eastern side of the central parcel with a parking court to the rear, and a block of 21 flats is located to the north-eastern corner of the site with parking to the north and south.
- 6.17 The buildings heights parameter plan indicates that the housing over two-storeys in height would be located towards the centre and north-east of the site, where land levels drop. This has been revised in the current plan (6494 05, received 20.11.2019) to reduce any perceived impact on the dwellings to the northern side of Bannister Gardens.
- 6.18 Whilst indicative, the Council considers that the submitted indicative site layout and parameter plans demonstrate that this quantum of housing can be suitably accommodated on the site. Officers note the public representations received regarding the flatted accommodation not being characteristic of Storrington. However, flats are present and have been recently approved in Storrington – notable examples are Dem House and Havant House on Mill Lane, in addition to the various office-to-residential prior approval conversions at Old Mill Square. Notwithstanding, without such accommodation on this site the minimum quantum of 60 dwellings required by SSWNP Policy 2 vi would not be achievable, neither would the intention to accommodate a substantial number of 1-bedroom units. Furthermore, the Local Planning Authority does not object to the principle of the inclusion of flats in any development where a suitable housing mix has been proposed, as is the case for this proposal. Matters relating to the final design of the flat blocks are reserved however it would be expected that they appropriately reflect the scale and form of buildings elsewhere on the site to ensure a continuity of appearance.
- 6.19 Whilst the final layout of the site is subject to change through the submission of subsequent reserved matters applications, the submitted plans and documentation have established the expected parameters for future applications. As submitted, the proposed layout, amount and scale of the proposal are considered acceptable, subject to detailed considerations at the reserved matters stage.

Design, Appearance and Character

- 6.20 The design and appearance of the dwellings on the site has been reserved for later consideration. However, paragraph 5.4 of the submitted design and access statement indicates that a *'the scheme proposes traditional approach in terms form and materials, but given the surrounding context of this [site] could allow some contemporary but sympathetic features to be provided'* (sic). Paragraph 5.5 continues, illustrating examples of potential materials to be utilised in the detailed design such as slate roof tiles, natural timber cladding, and red brick.
- 6.21 The character of the surrounding area is predominantly formed of mid-to-late twentieth century residential housing stock. The dwellings towards the northern side of Downsview Avenue, Melton Drive, and Bannister Gardens are mostly formed of two-storey dwellings featuring asymmetrical pitched roofs, with a red/brown stock brick, and feature either

red/brown clay or concrete pan tiled roof. Many dwellings host either painted render or tile hung/cladded features, and some with front catslide roofs with dormers.

- 6.22 Whilst slate roofs and natural timber cladding are not particularly prevalent within the locale, the detailed design and material composition of the dwellings can be refined at the reserved matters stage.
- 6.23 The design and access statement appears to indicate that the design and style of the dwellings would reflect that of the surrounding area. Whilst the Local Planning Authority would not object to this approach, the site should not seek to replicate a pastiche of the housing on Downsview Avenue, but rather adapt motifs and other visual cues on the street and the surrounding area. Overall, the Council considers that the site could be detailed and design appropriately to integrate with the wider surrounding area and will be assessed as such in the reserved matters stage.

Landscaping

- 6.24 Whilst reserved for later consideration, the submission includes sufficient detail for general landscape considerations. A full assessment of the landscape arrangement and provision would be made when a reserved matters application received.
- 6.25 Horsham District Council have always been acutely aware of the value of its surrounding countryside, and the importance and influence this has on both the urban and rural character of the District as a whole. In order to retain and protect the most sensitive and important landscape features, the Council have commissioned several studies to help guide development:

Horsham District Landscape Character Assessment (2003)

- 6.26 The 2003 Horsham District Landscape Character Assessment identifies the site as falling within Character Area E1: Parham & Storrington Wooded Farmlands and Heaths, with the key characteristics described as *'Rolling landform of sandy ridges cut by small narrow stream valleys; Extensive pine and oak-birch woodland. Linear streamside woods. Small areas of heathland, such as at Sullington Warren Golf Course; Small, mostly well hedged pasture fields with mature hedgerow oaks; Historic parkland of Parham Park with distinctive tree clumps, groves and extensive tree belts; Major areas of sand and gravel extraction at Sandgate Park and Rock Common; Scattered farmsteads and cottages along roads. Traditional local materials of sandstone, half timber and plaster and brick.'*
- 6.27 Planning and land management guidelines for this landscape character area include:
- *'Conserve the undeveloped, rural tranquil character. Any large-scale development e.g. housing that results in the loss of small-scale field patterns and woodlands would damage character;*
 - *Ensure any small-scale housing development on the edge of Storrington responds to traditional settlement patterns and local design and materials;*
 - *Establishment of community woodlands near to urban edges;*
 - *Conserve and manage the existing hedgerow network to maintain small scale field patterns.'*

Horsham Landscape Capacity Assessment (2014)

- 6.28 The site lies within the Land North of Water Lane Character Area (Local Character Area 59 of the Horsham District Landscape Capacity Assessment, 2014). LCA59 covers a wider study area within the northern boundary of Storrington, and has been assessed as having "Low-Moderate" capacity for medium-scale housing development. This is mostly due to the areas high landscape character, with many of the landscape features and qualities are sensitive to development, together with the moderate-high visual sensitivity the capacity for

large scale housing development is limited. Careful siting is needed within this LCA to ensure it would not appear unrelated to the existing settlement edge.

Landscape Assessment

- 6.29 The submitted Landscape and Visual Impact Assessment (LVIA) confirms that the development would be visible in long, medium, and short distance views, and would result in residual minor adverse effect on the landscape character area. The Council's Landscape Architect concurs with the findings of the LVIA, though disagrees with the conclusion that the development would result in a minor adverse effect on the users of the footpath, and that this conclusion is somewhat of an underestimation (at Paragraph 8.6). Officers agree with the Landscape Architect's comments regarding the public footpath. However, whilst the development would result in short to medium term adverse effect on users of the footpath, the proposal includes enhancements to the PRoW, which in the long term is considered as a significant benefit of the proposal.
- 6.30 Overall, it is accepted that the development would result in minor adverse effect on the landscape character area, in which this site has been assessed as having low-moderate capacity for medium-scale housing development. The site has though been allocated within the SSWNP for the development of *at least* 60 dwellings, a quantum which would lead to some inevitable impact. The site forms a small section of LCA59, and the development of 62 dwellings is considered medium scale. Resultant effects on users of the footpath are acknowledged, though in the long term the PRoW would be enhanced. On balance, this benefit is considered to outweigh this impact.
- 6.31 The Council's Landscape Architect initially raised a number of concerns with the indicative landscape arrangement. Comments on the scheme included the general layout, play equipment furnishing, planting, and lack of trees to residences. Revised plans have been received in response to these comments, with the illustrative layout plan now including 29 additional trees, totalling 65 new trees within the site (excluding the 13 to the buffer to the south of the site). The majority of these concerns have been satisfied, though the Landscape Architect has maintained comments regarding the numerous elements to the open space to the northern boundary of the site, and the missed opportunity for amenity potential along the PRoW. With regards to the northern amenity area, members should note that the submitted landscape masterplan is indicative and illustrates what can be achieved on the site. The final design of this area will be confirmed at the reserved matters stage. The comments regarding the PRoW are noted – however, the Local Planning Authority are satisfied with the indicative design of this part of the site, which would represent an overall reasonable improvement to the footpath. Overall, the plans as revised provide suitable evidence that the provision of 62 dwellings with the associated landscaping is capable of being provided to an acceptable level, with the final details to be confirmed at the reserved matters stage.
- 6.32 HDC Parks and Countryside have confirmed that a Local Area of Play (LAP) of at least 80m² would be needed to serve the site. A Local Equipped Area of Play (LEAP) is sited approximately 300m south of the site (as the crow flies), which would be accessible from the site by a 410m walk from the entrance to the site to the play area (play area east of Denshire Drive). The applicant has agreed that a LAP would be provided within the open public space area to the northern side of the site, details of which will be agreed at the reserved matters stage. A clause has been included within the Section 106 Legal Agreement to secure this provision. Criterion (c) of Policy 2(vi) of the SSWNP is therefore considered to have been satisfied.

Trees

- 6.33 A number of trees within a grouped Tree Preservation Order (TPO) are located to the south-eastern corner of the site. No alterations are proposed to the existing tree-lined boundaries, and the construction of the dwellings closest to the TPO trees would be set sufficiently from

their root protection areas. Further, existing trees and hedgerows would be retained, in accordance with the Parish Design Statement. The Council's Arboricultural Officer confirmed that the proposed protected measures to be put in place accord with the British Standard. As such, no objections are raised on arboricultural grounds.

Amenity Impacts

- 6.34 Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Amenity of Existing Neighbouring Residents

- 6.35 The dwellings to the entrance of the site are indicatively shown to face side-on to no. 32 Downsvie Avenue and set at distance of approximately 9m. To the south, dwellings backing on to Bannister Gardens are set between 39-46m. The southern boundary of the site adjoins the rear boundaries of nos. 10-14 Bannister Gardens. The south-western corner of the site faces the front elevation no. 33 Downsvie Avenue at a distance of 29m, and the south-eastern boundary facing no. 16 Pulla Hill Drive set at 20m distance.
- 6.36 The site is raised slightly from the adjacent dwellings on Downsvie Avenue / Bannister Gardens to the south. The indicative layout shows a suitable separation can be provided between the existing and proposed dwellings to take account of this level change. Whilst it is appreciated that the introduction of dwellings on this site would increase the level of activity to the rear of the neighbours' dwellings, and would appear more overbearing compared to the existing vacant arrangement, based on the indicative layout plans submitted this would not be so harmful to warrant consideration of refusal. Given the change in land levels and the allocation of the site for housing, some loss of open outlook would be expected.
- 6.37 The indicative layout demonstrates that sufficient separation is capable of being retained between the proposed dwellings and the neighbours to the south to avoid harmful amounts of overlooking. The indicative masterplan includes a narrow landscaped buffer along the southern boundary that is not critical to mitigating this impact, but would nevertheless be of benefit. Details relating to obscure glazing and overlooking can if necessary be appropriately addressed at the reserved matters stage when the final layout and design is known.
- 6.38 As the site is set on slightly higher ground than its neighbours, and is located to the north, no loss of direct sunlight would likely be experienced by the existing neighbours as a result of the development.
- 6.39 No residential dwellings are immediately located to the northern, eastern, or western boundaries of the site. The new residential development at Robell Way is located to the southeast of the site behind the row of protected trees and on appreciably lower ground level. Consequently there would not be an appreciable impact on these new dwellings from the development of this site.
- 6.40 Whilst it is accepted that the development would result in an increase level of activity on the site, based on the indicative plans submitted it is considered that it has been suitably demonstrated that the resultant development is capable of not resulting in adverse harm to the amenities of the existing neighbouring dwellings. Whilst details of boundaries and internal room arrangement are yet to be confirmed, the amenity impact to existing neighbouring dwellings is considered to be acceptable. Perceived harm from this could be controlled by revised dwelling design and planning conditions (obscured glazing etc.). As such, no objection is raised with regards to this aspect of the proposal.

Amenity of Future Occupants

- 6.41 The indicative layout of the proposed dwellings is considered appropriate with regards to their impact on each other. The scheme does include parcels of back-to-back housing, all of which feature gardens between each dwelling. Given their separation distance from each other, no harm is considered to arise by way of overlooking. Overall, this layout would not result in a significant sense of enclosure for future residents of the site, nor lead to undue harm by way of overshadowing and overbearing. Whilst details of the first floor windows and the internal layout of each dwelling has not been confirmed, this can be controlled at detailed design stages and through applying planning conditions.
- 6.42 The site is located directly adjacent to the Water Lane Industrial Estate and close to the Tesla manufacturing facility. Noise from the established business and commercial uses has been identified as a potential source of adverse impacts on the proposed dwellings, including during the night. A noise report (ref: LO10562) has been submitted in support of the application. The report details that the main sources of noise omit from the Tesla Engineering and the industrial premises on the Water Lane industrial estate to the east of the site. The survey indicates that the majority of the site would meet external and internal noise guideline levels without the need for any mitigation. However, some mitigation measures would be required to meet the noise guideline levels in the eastern parts of the site closest to the noise sources. These measures include: locating gardens to the screened sides of dwellings; use of double glazing and acoustic ventilation, and; internal room arrangements. Plot-specific mitigation measures will be confirmed on a plot by plot basis once the detailed layout of the site is confirmed at the reserved matters stage. An informative is attached to ensure that this is submitted with the subsequent reserved matters application, in accordance with section 5 of the report. Environmental Health Officers have noted that the indicative layout of the proposed developed locates noise sensitive habitable rooms, especially bedrooms, in positions where they are fully exposed with windows facing directly towards the identified industrial noise sources, and that there is no indication that the proposed development has been designed to reduce exposure to this noise.
- 6.43 The Environmental Health Officers concerns to this regard are noted. However, the layout of design of the site is currently indicative, and its final design has not yet been finalised. In any case, the Local Planning Authority are satisfied that the indicative layout has been designed to minimise the number of dwellings adjacent to the boundary with the Water Lane Industrial Estate, thereby resulting in minimal likely noise impact from the adjacent industrial estate, considering the requirement of the site to deliver at least 60 dwellings. Furthermore, whilst the plans would establish a guide for future applications, the internal layout and placement of dwelling types facing east would be detailed and finalised at the reserved matters stage, and can be addressed accordingly in line with the Environmental Health Officers' comments at this stage.
- 6.44 With this and the above in mind, on balance the proposal is neither considered to result in any undue harm to neighbouring amenities to the existing dwellings surrounding the site, nor give way to harm to the proposed neighbouring dwellings within the development. Concerns relating to noise will be addressed at the detailed design stage, which could include internal re-arrangements, re-siting of certain dwelling types, and alternate ventilation methods etc. As such, no objection is raised to this regard.

Heritage Impacts

- 6.45 The Council recognises that the historic environment is an irreplaceable resource which should be conserved for its own sake for the benefit of future generations. Section 66 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990 provides a statutory requirement for decision makers to have special regard to the desirability of preserving a listed building or its setting. Chapter 16 of the National Planning Policy Framework (NPPF) follows this statutory provision and seeks to positively manage changes to the historic

environment to ensure sufficient flexibility whilst conserving the important and irreplaceable nature of the designated asset.

- 6.46 The site is located approximately 140m south-east of East Wantley Barn, a grade II listed dwelling off of Northlands Lane, and some 730m north of the Storrington Conservation Area. The Council's Conservation Officer is satisfied that the development would not have an adverse impact on either of the designated heritage assets, given the separation distances. However, it was noted that the development would impact within the wider rural setting and this may lead to harm.
- 6.47 Paragraph 196 of the NPPF states that less than substantial harm should be weighed against the public benefits of the proposal. The site has been designated for the development of least 60 dwellings in a made neighbourhood plan and would provide a 35% affordable housing contribution equivalent to 22 units. To this end, the Local Planning Authority attributes significant weight to the delivery of housing on an allocated site and substantial weight to the provision of affordable housing. Further, the improvements to the PRoW to the western boundary of the site would enhance the existing arrangement – significant weight is attributed to this public benefit. Given the less than substantial impact of the proposal to the identified designated heritage assets, the aforementioned public benefits of the scheme are considered sufficient enough to outweigh the less than substantial harm identified. As such, no objection is raised with regards to Policy 34 of the HDPF and Chapter 16 of the NPPF.
- 6.48 Further to the above, the Council's Archaeological Consultant has identified that the site is located approximately 650m north of a group of 10 bowl barrows (scheduled ancient monuments). Given the clear evidence for extensive prehistoric activity in the area, there is potential for archaeological remains to be present on this site. A condition is attached to ensure that a written scheme of investigation is submitted prior to the commencement of the development relating to any potential archaeological findings on the site.

Highways and Access

- 6.49 The application seeks detailed consent for the access to the site. The proposal comprises an access to the site from the northern end of Downsview Avenue, including a system of internal roads, footpaths, and driveways. In support of the application, the submission included a Transport Statement, and a Road Safety Audit (RSA).
- 6.50 Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the Horsham District Planning Framework states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.

Site Access

- 6.51 The site is currently accessed via a pedestrian gate to the PROW along the western boundary of the site, and a gated vehicular access. The proposal would be facilitated by an improved access to the site from Downsview Avenue, removing the vehicular gate, which would continue the highway through the site into a system of streets. The adoption status of the street will be confirmed at reserved matters stage.
- 6.52 The submitted transport statement has estimated vehicle trips anticipated as a result of the development. WSCC Highways have confirmed their agreement with the trip generation data supplied and are satisfied that the development will not result in any severe capacity highway impacts.

- 6.53 The stage 1 RSA designers' response (received on 12.11.2019) confirms that suitable visibility can be achieved from the access of the site on to Downsview Avenue, and that suitable signage and crossing points would be provided as part of the detailed design. WSCC Highways agree with the findings of the RSA. Further, the RSA confirms there are adequate rights to lay, construct, maintain, use, renew and upgrade an estate road and associated street furniture to serve the proposed development (to an adoptable standard), as long as it is not necessary to lay any new roadway beyond the boundaries of the existing roadway on the strip of land. The red line has been amended to include this strip of land, and the necessary ownership certificates have been submitted.
- 6.54 Criterion (b) Policy 2(vi) of the SSWNP states that access to the site should be achieved from Downsview Avenue. WSCC Highways have confirmed that the access to the site would have acceptable visibility and would not cause safety concerns for users of the highway. Therefore, the principle of the method of access from this part of the street is accepted in compliance with this Policy.

Road Layout and Parking

- 6.55 The layout of the site has been reserved for later consideration. The road layout and arrangement illustrated on the submission plans are indicative, and may change at the reserved matters stage. However, given the level of detail submitted, the plans are considered to establish the layout's broad parameters. The indicative site layout provides 130 parking spaces, with a minimum of 2 parking spaces for each house and one parking space for each flat, plus 22 visitor bays. The WSCC parking demand calculator recommends 147 parking spaces for a development of this housing mix in this ward. It is noted that Community Aim 3 of the SSWNP requires this quantum to be provided as a minimum.
- 6.56 Based on the indicative layout there is sufficient space to allow for additional parking either within the grounds of each dwelling or via additional street bays to suitably provide at least 147 spaces and meet the requirements of the WSCC Parking Standards and Community Aim 3 of the SSWNP. Final details of parking arrangements will be reviewed at the reserved matters stage once the final layout and housing mix is known. This will include the provision of appropriate disabled parking and electric vehicle (EV) charging points to meet the new WSCC standards (which currently require 28% of all parking spaces to provide EV charging facilities).

Public Rights of Way (PRoW)

- 6.57 The allocation of this site for housing development under Policy 2(vi)d of the SSWNP requires that the PRoW 2448 along the western boundary of the site be enhanced as part of a green corridor along the western perimeter of the site. PRoW 2448 travels south-north along the western boundary of the site and continues northwards of the site onto a network of PRoWs travelling to Northlands Lane. The application provides for improvements to PRoW 2448, by way of upgrading the existing grassed track within the site boundary to a 2m wide surfaced track. The hedgerows along the western boundary of the site would be maintained, including a 1m buffer between the track and the hedgerow, and the indicative landscape plan indicates that trees would line the eastern side of the PRoW between the PROW and the development.
- 6.58 WSCC PRoW Team have requested the footpath be upgraded to a 3m wide bridleway both within the site and on third party land to connect with Northlands Lane some 140m to the north. The justification for this is to provide better walking and cycling links from the development to recreation and employment sites to the north, as well as to Rydons School to the southeast. The WSCC PRoW team have requested this be secured at the applicant's expense via a s106 obligation.

- 6.59 Criterion (d) of policy 2(vi) of the SSWNP seeks enhancements to the pathway within the site, but does not specify to what standard, or that a 3m wide bridleway must be secured. Neither does it require an upgrade to the footpath outside of the site boundary. The applicant's proposal is to upgrade the existing unmade path within the site boundary to a 2m wide surfaced path with a buffer to the hedgerow along the western site boundary and to the roadway on the eastern side. This represents a significant enhancement on the existing arrangement in compliance with the requirements of Policy 2(vi).
- 6.60 WSCC's ambition to upgrade the existing unmade path to a 3m bridleway both within the site boundary and for an extra 140m to the north is acknowledged. However, in this instance it is not considered that a 3m bridleway to Northlands Lane is necessary to make the development acceptable in planning terms, given that the recently adopted neighbourhood plan policy requirement does not explicitly require such an improvement. Furthermore, the principal justification for the 3m bridleway within the site is to allow for cyclists and walkers to avoid conflict. As the indicative layout shows the footpath running alongside the internal streets, cyclists would be able to use the estate road alongside. This, in addition to the need to appropriately balance the requirement to provide at least 60 dwellings on the site, maintain the ecological benefit of the hedgerow on the western site boundary, and provide a good quality soft landscaped environment, leads Officers to conclude that the proposed 2m segregated footway within the site is acceptable as presented.
- 6.61 In respect of the WSCC request to improve the footpath north of the application site, as stated this is not a requirement of the policy allocation. The footpath as existing forms a narrow unmade pathway downhill through a woodland strip where it meets Northlands Lane. It is accepted that an improvement would be beneficial to promote improved walking links to the employment sites on Water Lane and to the wider countryside. However, the applicants have advised that the landowner is not in a position to agree to contributions to enhancements this path. Whilst this is regrettable, the proposed enhancements to the PRow within the site are considered sufficient to meet criterion (d) of policy 2(vi) of the SSWNP and are considered a benefit of the scheme standalone. The additional works off-site, although desirable, are not therefore considered necessary to make the development acceptable.
- 6.62 Details of the proposed materials and design of the improved PRow are to be secured by condition. The improvements to the PRow presented are therefore considered to suitably enhance the existing arrangement, thus demonstrating the proposals accordance with criterion (d) of policy 2(vi) of the SSWNP.

Ecology

- 6.63 An Extended Phase 1 Habitat Survey Report, in addition to Dormouse and Reptile surveys, has been undertaken in support of this planning application. The surveys assessed the potential presence of various species including: bats, reptiles, great crested newts, birds, dormice, small and medium-sized mammals, and badgers.
- 6.64 The surveys acknowledge that the site has mixed ecological value, and conclude that through the use of suitable mitigation and enhancement measures the scheme would not result in adverse impacts on the biodiversity of the area. This includes: the use of native plants species known to provide foraging opportunities for breeding birds and nectar sources for invertebrates; enhanced hedgerow planting to enhance its value for wildlife and offset any potential losses; safeguarding badgers through appropriate construction site layout; including night-flowering plants for bat foraging; retaining existing trees and hedgerows; reduced wattage / amounts of illumination; creating hedgehog holes to fencing, and; the sue of protective reptile fencing.
- 6.65 The Council's Ecology consultant has reviewed the submitted survey and, subject to adequate avoidance, mitigation and enhancement measures secured via suggested condition, does not object to the proposed development.

Drainage

- 6.66 The Environment Agency's online flood maps show that the site is located within Flood Zone 1, meaning that the land is in a 'low probability' flood zone, and has a 'less than 1 in 1,000 annual probability of river or sea flooding'. No water courses run through the site. The site is located approximately 102m south-west of a designated flood zone 2/3 (sourced from an ordinary watercourse).
- 6.67 In order to manage the risks associated with surface water and flooding, Sustainable Drainage Systems (SuDS) have been incorporated to the layout, including two large attenuation tanks proposed beneath the rear parking courts of the larger parcels of housing, two smaller tanks south of the open space, in addition to two shallow swale / filter drains. The surface water and foul sewage would be directed to a pumping station towards the north of the site, treated, and would be taken out of the site via a new pipe travelling north through the adjacent field, discharging into the ordinary watercourse.
- 6.68 The Council's Drainage Engineer has stated that the proposed drainage design is practical, though somewhat basic. It is noted that the Council's Drainage Engineer has highlighted that the drainage design has been designed on Southern Water's current adoption policies but would prefer that the design is based on the recommendations of the more recent Sewers for Adoption 8th Editions (SfA8). The applicant's Drainage Engineer has confirmed that the design has been based on Southern Water's current recommendations, as they cannot give weight to forthcoming SuDS policy changes until they have been formally adopted by Southern Water. Until SfA8 is formally adopted, the design at this stage must align with Southern Water's current policy.
- 6.69 The Council's Drainage Engineer has also identified that SuDS should be better integrated within landscaped areas, although the density of the site restricts the site's ability to do so. It would also be preferable that an existing nearby sewer network is utilised. However, it is noted that as the site has been allocated for *at least* 60 dwellings, reducing the density would amount to a development in non-compliance with the SSWNP. Further, given the ecological sensitivities associated with the open space area to the north-eastern corner of the site, concentrating surface drainage to this area may have adverse consequences on the biodiversity of the site.
- 6.70 Nevertheless, and despite these restrictions, it is acknowledged that more could be done to improve the proposed drainage on the site in addition to better integrating it with the landscaping. For instance, the FRA states that trees pits could be integrated within the SuDS design. If the streets are to remain unadopted, there may also be scope to incorporate porous paving, thus introducing an additional SuDS method – this will be confirmed at the reserved matter stage. Having regards these matters it is considered that a condition should be attached to ensure that further details of the SuDS design are submitted prior to the commencement of the development.
- 6.71 In respect of foul disposal, it is noted that the applicant's submission includes a letter from Southern Water dated 28.12.2017 (Appendix C of the Wardell Armstrong Flood Risk Assessment (FRA)) which identifies to the applicant's Drainage Engineer that there is a capacity issue to the existing sewer network south of the site on Downsview Avenue. However, the subsequent consultation response received from Southern Water (dated 23.10.2019) states that Southern Water can provide foul sewage disposal to service the development.

Other Issues

Air Quality

- 6.72 The centre of Storrington is a designated Air Quality Management Area. Issues relating to the impact of the proposed development on air quality have been raised by numerous neighbouring letters of representation.
- 6.73 The submitted Air Quality Assessment concludes that the development would not result in significant air quality harm during the operational and occupation phases. Paragraph 5.2.25 details mitigation measures that could be implemented to reduce any potential impacts, such as: installation of electrical vehicle charging points; travel plan including mechanisms to reduce vehicle use and increase the uptake of low emissions fuels and technologies; low emissions parking provision; differential parking charges; incentives for low-emission vehicles; support local walking, and; contributions to local air quality action plan initiatives. The damage cost calculation has been calculated at £28,746 for mitigations – the Council's Environmental Protection Officer has accepted this figure.
- 6.75 However, it is noted that the Council's Environmental Protection Officer considers the mitigation measures within the assessment as generic, and that more detailed mitigations should be sought through an Air Quality Mitigation Plan. This has been secured by condition.
- 6.76 With the above in mind, it is accepted that necessary mitigations could be put in place to overcome potential air quality issues. This will be secured via the submission of an Air Quality Mitigation Plan, and the mitigations implemented at the expense of the developer.

Community Infrastructure Levy (CIL) and Section 106 Agreement

- 6.76 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.
- 6.77 In the case of outline applications, the CIL charge will be calculated at the relevant reserved matters stage.
- 6.78 A Section 106 Agreement has been drafted to secure the affordable housing contributions (35%), landscape maintenance, and road surfaces. This will be agreed between the Council's legal department and the applicant's solicitors prior to issuing the decision notice if members are minded to agree with the Officer's recommendation to approve the planning application subject to the below planning conditions.

Conclusions

- 6.79 The application seeks outline planning consent for the erection of 62 dwellings, with all matters reserved for later consideration except for access. Details relating to scale, appearance, design and landscaping have been reserved. The site has been allocated for the development of *at least* 60 dwellings in the SSWNP (Policy 2, vi). The proposal includes an appropriate housing mix, in addition to a policy compliant provision of affordable housing. Therefore, the principle of the development is accepted. The submission has further demonstrated accordance with the criterion within Policy 2(vi) of the SSWNP, including access to the site and enhancements to the PRoW, in addition to general compliance with local planning policies. Details relating to landscaping and open space provision will be agreed in detail at the reserved matters stage.
- 6.80 It has further been demonstrated that the proposal would not amount to an adverse impact on existing residents' amenity. The detailed design stage will confirm the layout and habitable room placement of the dwellings closest to the eastern boundary of the site in order to

minimise noise impact from the adjacent commercial units on the Water Lane industrial estate.

- 6.81 The development would amount to minor adverse impact on the landscape character, and less than substantial harm to the historic context of the site, in which the harm identified would be outweighed by the benefits of the scheme such as the provision of market and affordable housing, and enhancement to the existing PRow. No harm would occur to the existing TPO specimen trees adjacent to the site boundary. It has also been demonstrated that the access to the site can be achieved safely and would not cause harm to the operation or safe use of the existing highway network.
- 6.82 Appropriate ecological mitigations and enhancements have been recommended, which the Council's Ecological Consultant has agreed to. An alternate design to the proposed method of drainage should be sought prior to the commencement of the development, which has been secured by way of planning condition. Issues relating to air quality mitigations will also be sought by way of planning condition, as agreed by the Council's Environmental Protection Officer.
- 6.83 Officers therefore recommend that this application for the development of the site approved, subject to the below detailed list of planning conditions and the completion of the necessary s106 legal agreement.

7. RECOMMENDATIONS

- 7.1 To approve outline planning permission, subject to the following conditions:

Conditions:

1 Outline Consent Condition:

- (a) Approval of the details of the layout of the development, the scale of each building, the appearance of each 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 layout of the development, the scale of each building, the appearance of each 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.

2 **Parameter Plans Condition:** The submission of reserved matters applications pursuant to the outline application hereby approved shall demonstrate substantial compliance with the following parameter plans to fix the development principles, unless otherwise agreed to and approved in writing by the Local Planning Authority:

- Heights Parameter Plan : 6494-05, received 20.11.2019
- Site Access from Downsview Avenue : SK06 B, received 20.11.2019

Reason: To enable the Local Planning Authority to control the development in detail and to ensure compliance with the parameter plans established within the outline consent throughout the development of the applications site.

3 **Reserved Matters Condition:** The submission of reserved matters applications pursuant to the outline application hereby approved shall demonstrate that all ecological and biodiversity enhancement measures and/or works shall be carried out in accordance with the details contained in the submitted ecology reports (Extended Phase 1 Habitat Survey Report, Lockhart Garrett, June 2017; Dormouse Survey, The Ecology Partnership, October 2019; Great Crested Newt eDNA testing, The Ecology Partnership, June 2018; Reptile Survey, The Ecology Partnership, October 2017; and Badger Monitoring 2019, The Ecology Partnership, May 2019) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

4 **Reserved Matters Condition:** The submission of the (landscaping) reserved matters application pursuant to the outline planning application hereby permitted shall be accompanied by a Landscape and Ecological Management Plan (LEMP). The content of the LEMP shall include the following:

- a) Description and evaluation of features to be created and managed (i.e. bats, dormouse and badger).
- b) Ecological trends and constraints on site that might influence management (i.e. bats, dormouse and badger).
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The LEMP shall also detail the 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. The landscape areas shall thereafter be managed and

maintained in accordance with the approved details unless otherwise agreed to in writing by the Local Planning Authority.

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species), and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Reserved Matters Condition:** A lighting design scheme shall be submitted with the subsequent reserved matters application. The scheme shall identify those biodiversity features on site that are particularly sensitive for nocturnal species (in particular bats, dormice and badgers) and that are likely to cause disturbance along important routes used for roosting, shelter, foraging and / or commuting; and show how and where external lighting will be installed (through the provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent nocturnal species using their territory both during construction and operation.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 6 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period unless otherwise agreed to and approved in writing by the Local Planning Authority. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction to avoid the Storrington Air Quality Management Area where possible,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders, if required),
- hours of works,
- A site compound plan,
- details of public engagement both prior to and during construction works,
- Details setting out how the biodiversity on the site shall be protected during the construction phase of the development.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of existing neighbouring dwellings during construction in accordance with Policy 33 of the Horsham District Planning Framework (2015), and to conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, and the Wildlife & Countryside Act 1981.

- 7 **Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, connections to each dwelling, 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 landscaping scheme (to be submitted) and the approved Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

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

- 8 **Pre-Commencement Condition:** Notwithstanding details previously submitted, 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 (to be submitted), and shall be designed so as to prevent the discharge of water onto the public highway. 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 Condition:** Prior to the commencement of the development the applicant must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public water main. Details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details, unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: In order to protect water apparatus, and ensure future maintenance in accordance Policy 38 of the Horsham District Planning Framework (2015).

- 10 **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, unless otherwise agreed to and approved in writing by the Local Planning Authority.

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).

- 11 **Pre-Commencement Condition:** Prior to the commencement of the development, a detailed mitigation strategy establishing the on-site measures to improve air quality at both the operational and construction phases shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be written in accordance with the Council's Planning Advice Document: Air Quality & Emissions Reduction Guidance (2019), and shall detail the calculated damage costs that will be spent on practical mitigation measures. The approved detail within the strategy shall thereafter be strictly adhered to unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 12 **Pre-Commencement Condition:** Prior to the commencement of development approved by this planning permission the following components of a scheme to deal with the risks associated with contamination, including asbestos contamination, of the site shall each be submitted to and approved, in writing, by the local planning authority:
- a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 - b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

The development shall be completed in accordance with the approved details, unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: As this matter is fundamental 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).

- 13 **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 commenced 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).

- 14 **Pre-Commencement Condition:** Prior to the commencement of the development, details of the proposed water pumping station (as shown on plan 6494-01 H, received 20.11.2019) including plans, elevations, material and boundary treatment shall be submitted to and approved in writing by Local Planning Authority. The water pumping station shall be fully operational prior to the occupation of the first dwelling. The works shall be undertaken in strict accordance with the approved detailed, and shall thereafter be maintained as such, unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory appearance in relation to the housing on the site, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **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).

- 16 **Pre-Commencement (Slab Level) Condition:** Prior to the commencement of the development above slab level, details of the proposed improvement works to the Public Right of Way (ROW 2448) along the western boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include, but not be limited to:
- A layout plan of the pathway at a scale of at least 1:500;
 - Horizontal sections of the proposed pathway at a scale of at least 1:20;
 - Details and construction of the proposed surfacing materials;
 - Details of any planting adjacent to the pathway (in accordance with landscape detail, to be submitted);
 - Details of the long-term management and maintenance of the pathways, and;
 - Details of (if any) street furnishings.

The works shall be undertaken in strict accordance with the approved details and completed prior to the occupation of the twentieth dwelling, and shall thereafter be maintained as such, unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: To ensure that the improvement works to the Public Right of Way are undertaken in accordance with the standards accepted by the West Sussex County Council Public Right of Way Team, and to ensure satisfactory appearance in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 17 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 18 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary infrastructure to enable connection to high-speed broadband internet (defined as having speeds greater than 24 megabits per second) shall be provided.

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).

- 19 **Pre-Occupation Condition:** No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing SK06 B, received 20.11.2019. The works shall be undertaken in strict accordance with the approved detailed, and shall thereafter be maintained as such, unless otherwise agreed to and approved in writing by the Local Planning Authority.

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

- 20 **Regulatory Condition:** 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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: As this matter is fundamental 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).

- 21 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement prepared by Lizard Landscape Design and Ecology (LLD1167-ARB-REP-001, received 03.10.2019)

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

INFORMATIVES

Noise Mitigation Design

At the reserved matters stage seeking permission for the site's detailed design, the proposal should incorporate measures to reduce the exposure of the habitable rooms to noise to the dwellings closest to the eastern boundary of the site in accordance with the advice given in section 6.7.2 of the Noise Assessment Report requirements of the NPPF to secure good design in accordance with guidance given in Section 3 of ProPG: Planning & Noise Supplementary Document 2: Good Acoustic Design published jointly by the Association of Noise Consultants, Institute of Acoustics and Chartered Institute of Environmental Health

Southern Water

A formal application for connection to the public sewerage system is required in order to service this development, Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of a proposed pumping station site.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk

CEMP Biodiversity

The CEMP (Biodiversity) shall include the following.

- Risk assessment of potentially damaging construction activities, including but not exclusive to pollution, vegetation clearance, open excavations particularly for dormice, bats and badger.
- Identification of "biodiversity protection zones" especially for dormice, bats (to include locations of trees with roosting potential) and badger.
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.

Measures to protect badgers from being trapped in open excavations and/or pipe and culverts may include:

- a) creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
- b) open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.