



Horsham
District
Council

ADDENDUM

AGENDA ITEM 7 – DC/20/0882

Stafford House, Bonnetts Lane, Ifield

One letter of support from **Henry Smith MP** has been received, stating:

'Although this site is just outside of my constituency I am supportive of the Shia Muslim community having a Crawley area base and hope this application can meet noise and traffic requirements to be granted'.

An additional 7 letters of representation, comprising of five letters of support and two letters of objection have been received.

The main material grounds for support in these additional representations are:

- Absence of a local facility and need for such a facility in order to satisfy religious and educational needs;
- Benefits of the proposal in respect of the mental health and well-being of attendees;

The main material grounds for objection can be summarised as:

- Concerns regarding highway safety and adequacy of existing road layout;
- Need for a site visit by Local Highways Authority officers.
- Effects of development on local character

Further material comments from the applicant have additionally been received, seeking to provide clarification as to the intended operating hours for the proposed facility (in response to paragraphs 6.11 and 6.12 of the committee report) and in respect of the safety standards of future occupants of the Imam's accommodation.

Highway Safety and Operation:

The effects of development on highway safety and operation are considered at paragraphs 6.34-6.39 of the committee report, with the proposal, overall, considered acceptable with reference to the effects of development on highway safety and operation.

It is acknowledged that a further representation has been received seeking to question the methodology of this analysis, with specific reference to the lack of a site visit undertaken by Local Highways Authority staff and the inadequacy of existing road layouts. As clarified by the Local Highways Authority, however, accident records available do not suggest that recorded collisions are attributable to road layout. No previous objection on grounds of highway safety or operation pursuant to ref: DC/18/1584 (and the ensuing appeal), DC/17/1827 or DC/11/1350 has been raised, with no significant change in access arrangements for the proposal facility or highway layout since these previous determinations.

Hours of Operation and Frequency of use:

By way of an email received 30.07.2020 the applicant has sought to question the hours of use stated at 6.11 and 6.12 of the committee report, namely 07:30-23:00 Monday to Friday and 10:00-23:00 Saturdays, Sundays and Bank Holidays together with two overnight vigils per year.

The applicant has sought to clarify that the requirements of the Shia Muslim community are as described within the submitted schedule of events (as summarised at paragraphs 6.9 and 6.10 of the committee report), with no intention to operate a 7-day use in practice. The applicant has sought to highlight that, were all scheduled events/meetings to take place, the proposed facility would not operate on more than 175 occasions per year.

The hours of use stated at paragraphs 6.11 and 6.12 of the committee report reflect the conditions proposed by the applicant's planning advisor, acting as agent for the applicant, at page 31 of the submitted design and access statement. It is recognised that the facility, like many community uses, will not be in constant use during the hours stated at paragraphs 6.11 and 6.12. The application has been assessed having full regard to the submitted events schedule and the analysis at paragraphs 6.13-6.20 is therefore considered to remain valid. A condition restricting operational hours solely to the precise time and duration of the meeting/events as detailed on the submitted schedule of events would not therefore overcome the harm identified.