



PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 21st November 2023

DEVELOPMENT: Demolition of existing Squash Club and construction of a residential building containing 8no flats, including the provision of 14no parking spaces, private outdoor amenity space and landscaping

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

WARD: Storrington and Washington

APPLICATION: DC/22/2297

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

REASON FOR INCLUSION ON THE AGENDA: By request of former Councillor Ray Dawe

RECOMMENDATION: To approve full planning permission subject to appropriate conditions and the completion of a Section 106 Legal Agreement. In the event that the legal agreement is not completed within three months of the decision of this Committee, the Director of Place be authorised to refuse permission on the grounds of failure to secure the obligations necessary to make the development acceptable in planning terms.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Full planning permission is sought for the demolition of the existing Storrington squash club building and the erection of a three-storey building to form 8 flats with associated parking. The proposed site plan comprises the area of the existing squash club and its designated parking area to the south. It excludes the parking area to the southern side which is within the red line but is to remain designated to Storrington Lawn Tennis Club, where re-surfacing works under DC/20/2143 have been approved but not yet implemented (permission expires 17/02/2024).
- 1.2 The plans, as amended, show that the proposed new building would be set some 2m off the rear / northern boundary (with the Storrington Community Centre and Museum and dwelling known as Old School Cottage), around 3.2m off the eastern boundary (with the dwelling known as Horsecroft), and some 5.5m off the western boundary (with the Storrington Lawn Tennis Club courts).

- 1.3 The accommodation would be as follows:
- Ground floor:
 - 2 x 2-bed flats with privately defined garden areas
 - 1 x 1-bed flat with privately defined garden
 - First floor
 - 3 x 2-bed flats each with inset balcony
 - Second floor
 - 1 x 2-bed flat within the roof-space, with south-facing inset balcony
 - 1 x 3-bed flat within the roof-space, with south-facing inset balcony
- 1.4 The elevational details show full-height windows to all 4 sides, with the drawings noting obscured panels to some windows, and with roof-lights to the 2nd floor units. There are two first-floor north-facing windows facing onto Old School Cottage which have been inset at an angle to direct outlook away to the north-west. External materials include a range of brick colours to define each of the vertical 'blocks' to the north elevation, along with a protruding brick detail, and vertical timber cladding to the walls, with the roofs using both concrete interlocking tiles and a metal standing seam. The coloured elevations appear to show grey-framed glazing and glazed balcony balustrades.
- 1.5 The development would include 14 x parking spaces, one of which would be designated as a disabled space, along with space for 10x cycles and an enclosure for bins. The site includes new landscaping elements and 5 new trees to the southern boundary with the adjacent tennis club car park. On account of the layout of the site, 6 of the proposed car parking spaces would be part inset into an undercroft of the building along its southern side. The proposed car park layout aligns itself with the approved layout of the adjacent tennis club car park (DC/20/2143).

DESCRIPTION OF THE SITE

- 1.6 The application site comprises the Storrington Squash Club, which has now closed down, but was formerly a privately-owned club with 3 courts and a bar / lounge for members. In addition there was also a gym at the site, open to non-members and members. The Storrington Lawn Tennis Club, comprising 8no courts and a pavilion / clubhouse, is located adjacent to the western side of the application site. The site lies within the defined built up area boundary (BUAB) of Storrington, which is classified as a 'Small Towns and Larger Villages' in the settlement hierarchy. The existing building is essentially a two-storey building with low-pitch roof, with a blank elevation facing north. Ground levels at the site slope from south to the north and also from the eastern side to the west.
- 1.7 Adjoining the site along the northern boundary is the Old School community hall, used by The Dance Hut to run dance classes throughout the week for ages from 2+ up to adult, and the Storrington and District Museum Society. There is also a residential property within the Old School known as Old School Cottage and a small building used by a physiotherapist which lies alongside the common northern boundary. To the north-west are two detached properties (Little Glebe and Cobb Gate) which are both bungalows with shallow rear gardens. Two further residential properties (Ivy Cottage and Smugglers Hut) adjoin the site's vehicular access track and to the southern side of the tennis club car park. Horsecroft (and its annexe) lies to the eastern side of the site, and commands a large corner plot along Greyfriars Lane and School Lane with boundaries defined largely by established vegetation.
- 1.8 The site immediately abuts the Storrington Conservation Area (CA) along its northern and eastern sides, with part of the access track also falling within the CA boundary. The site also lies within an Archaeological Notification Area. The nearby St Mary's Church to the east is Grade 2* listed, with the adjacent property at Horsecroft grade 2 listed. St Josephs Abbey on the opposite side of the site access track is also grade 2 listed. The Old School building immediately north of the site is a locally listed building.

- 1.9 There is a row of Lime trees located alongside the site's western boundary which are subject to a Tree Preservation Order (TPO/0344), confirmed in 1979. Two of these (T4 and T5) were felled under DC/16/0616, with a duty to replant replacements. The remaining trees lie outside of the application boundary, and it does not appear that the replacement trees have been planted, and there is no available documentation which addresses this.
- 1.10 The site lies some 255m south of the Storrington Air Quality Management Area.
- 1.11 *Background:*
There is a significant and material planning background to the application site:

DC/21/2127 – Application withdrawn prior to any formal determination – Oct 2022. The proposal sought full planning consent for the demolition of the existing squash club building and a re-development of the site to provide a three-storey block comprising a total of 8 flats, supported by 14 parking spaces, bin and cycle stores. The contemporary design included ground floor gardens and balconies. It appears that the proposal lacked the required certainty to establish a water neutral position.

DC/20/2143 – Permission granted for works to the car park that is under the ownership of the Storrington Lawn Tennis Club, comprising a retained provision of 13 spaces in marked out bays, with a key card entry barrier and soft landscaping – Feb 2021, extant until Feb 2024.

DC/18/0584 – Outline permission granted (submitted with all matters reserved except for access and layout), for the demolition of the existing squash club building and its re-development to provide 8 flats (6 x 2-bed and 2 x 1-bed) with 14 parking spaces. Although there were no details submitted at the time of the outline application, it was suggested the building would be three-storeys with a combination of flint, facing bricks and render to complement the local vernacular. This outline consent expired in October 2021. Post application discussions with officers in relation to design led to application DC/21/2127.

DC/15/1992 - Outline permission was refused (submitted with all matters reserved except for access and layout), for the demolition of the existing building and re-development to provide 9 flats with 10 parking spaces. Indicative elevations suggested a low-rise single block with a 2nd floor inset to create terrace space. The proposal was recommended to the committee for approval, but was overturned by Members following concern over the provision of insufficient parking for residents and their visitors, in May 2017.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF 2015)

- Policy 1 – Strategic Policy: Sustainable Development
- Policy 2 – Strategic Policy: Strategic Development
- Policy 3 – Strategic Policy: Development Hierarchy
- Policy 16 – Strategic Policy: Meeting Local Housing Needs
- Policy 31 – Green Infrastructure and Biodiversity

Policy 32 – Strategic Policy – The Quality of New Development
Policy 33 – Development Principles
Policy 34 – Cultural and Heritage Assets
Policy 38 – Strategic Policy: Flooding
Policy 40 – Sustainable Transport
Policy 41 – Parking
Policy 42 – Inclusive Communities
Policy 43 – Community Facilities, Leisure and Recreation

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 3 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

2.4 Storrington, Sullington & Washington Neighbourhood Plan (2019)

Policy 1 – A Spatial Plan for the Parishes
Policy 14 – Design
Policy 15 – Green Infrastructure and Biodiversity

2.5 Parish Design Statement:

Storrington & Sullington Parish Design Statement – July 2010

2.6 West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

2.7 Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)
Storrington Conservation Area Appraisal and Management Plan (Jan 2018)

2.8 Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

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

DC/21/2127	Demolition of existing Storrington Squash Club and construction of a residential building containing 8 No flats together with 14 No. parking spaces, private outdoor amenity space and landscaping.	Withdrawn Application on 05.10.2022
DC/20/2143	Upgrading and re-surfacing of the existing car park, including parking bay delineation, installation of an entrance barrier, and hard and soft landscaping.	Application Permitted on 17.02.2021
DC/18/0584	Outline application for the demolition of an existing squash club facility and erection of a three storey building comprising 8 flats (6 x two bedroom and 2 x one bedroom) with 14 associated car parking and landscaping. All matters reserved except for access and layout (amended proposal).	Application Permitted on 18.10.2018
DC/15/1992	Outline application for the demolition of existing squash club facility and erection of 9 flats with associated car parking.	Application Refused on 31.05.2017
DC/11/2081	Two storey eastern extension to squash club	Application Refused on 13.12.2011

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

3.2 HDC Landscape Architect: No Objection

From a landscape of view, and purely considering the two viewpoints provided from Matts Wood, I assess the proposals to have a slight adverse effect on the landscape setting of the conservation area and users of Matts Wood as the new building will change the composition of the view and relationship with the church tower. There are no planting opportunities within the site to soften the proposals and therefore this has to be achieved through building design and materials. Having said that, these are very localised effects which might be outweighed by other benefits of the proposal.

Views from the South Downs National Park towards the conservation area and settlement should have also been assessed and considered. Without such information, my opinion is that the modest height and size of the current squash club building, combined with the surrounding landscape framework, is currently barely noticeable in view. This relationship is likely to change and the building to become more prominent in view, albeit appreciated in the context of the settlement and therefore this is likely to be slight adverse effect also. The proposed materials are likely to blend in sympathetically with the existing urban character, with a minor concern with the dark slate roof that might stand out at day one until it has time to weather.

3.3 HDC Conservation: No Objection

The design employs traditional architectural forms in a building that will advertise its early twenty first century construction. The building will be a conspicuous addition within this part of the village but I am satisfied it will provide the anticipated amount of accommodation already permitted and will reinforce the architectural character of this part of the conservation area. I am satisfied there will be an impact to the setting of the adjacent listed buildings and within the setting of the conservation area but this will not be harmful.

3.4 HDC Environmental Health: Comment

Concern that no Contamination Report has been submitted as commercial buildings may be subject to contamination risks associated with their use, construction and storage of

machinery / equipment / fuels or contaminants. No details to demonstrate that the existing use of the adjacent community centre and associated activities will not be unduly limited or restricted to ensure the amenity of the occupiers of the proposed dwellings.

3.5 **HDC Housing:** No objection

3.6 **HDC Economic Development:** No comments to make

3.7 **HDC Arboricultural Officer:** Objection following additional AIA and details being received [Summary of 1st and 2nd consultations]

- The Eastern boundary of the site is overhung by the crowns of trees within the village Conservation Area. Some pruning works could be undertaken to alleviate any potential conflicts for both the demolition/construction phases and future relationship to habitable build and associated amenity space. Tree protection measures for these trees and the mature beech on the corner of the access road/car parking area can be readily easily implemented to ensure no foreseeable harm to their key rooting areas and branch spreads.
- The Western boundary has a row of three TPO lime trees, adjacent to the Tennis club land holding. The trees appear of fair form and condition for species and size. Some ivy growth obscures more detailed assessment. The trees form a very significant landscape feature of good public amenity value. They are visible from a number of surrounding roads and public areas. They are a constraint on the sites re-development.
- The trees are situated on a bank at a higher level to both the ground floor of the existing building and the car parking area to the north. As a result their minimum recommended Root Protection Area (RPA) must be assessed taking account of the constraints of available soil volume that have influenced root growth.
- From my observations on site, it would not be appropriate to cut into the bank to the west of the existing building footprint due to the size and position of the trees on the bank above and foreseeable harm to tree health and structural stability that this may incur. A design solution that takes account of both the minimum recommended RPA of the trees and provides a harmonious future habitable relationship may require a fairly significant re-think.
- The revised build footprint proposed may potentially limit direct impacts on the adjacent protected lime trees to foundation overdig. The relationship of build fenestration and viable amenity space remains unsustainable.

OUTSIDE AGENCIES

3.8 **WSCC Highways:** No Objection subject to conditions [Summary]

- The site was subject of a previous similar planning application DC/21/2127 for which no objection was raised from highway safety or capacity perspective.
- Greyfriars Lane near to site access has no dedicated footways but has cars parked at certain sections. Visibility splays of approx. 39m is achievable to the north and approx. 50m to the south. Given the character of the road and the low-speed nature of vehicles these splays are acceptable.
- Swept path Drawing No. 10737_1173 submitted with the application demonstrate that a fire tender can enter and exist in forward gear only IF there are no parked vehicles along Greyfriars Lane. Drawing No: 10737_1170 also shows that a fire tender can turn within and leave the site in forward gear. It is understood that refuse vehicles already access the site, the LHA would raise no concerns to this
- As a worst-case scenario, if all residents utilise private vehicles, it is estimated that a total of 32 trips are generated throughout the day. Given the site's previous use as a squash club, it is not expected the future development trips have a material impact on operation of the local highway network.

- The Local Highway Authority (LHA) does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network

3.9 **WSCC Fire and Rescue:** No Objection following additional details being received which demonstrate that suitable access can be achieved along the lane with the vegetation having been cut back, and with secondary access and turning available to a 2nd attending fire vehicle if necessary, being possible via the museum car park (Old School Community Hall)

3.10 **Ecology Consultant:** No Objection
Habitats Regulations Appropriate Assessment undertaken in relation to the proximity of the site to the Mens SAC and Ebernoe Common SAC and the potential impact to bats, with mitigation to be secured by condition.

3.11 **Southern Water:** Comment
There are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways. Condition recommended.

3.12 **Archaeology:** No Objection

3.13 **Natural England:** No Objections subject to delivery, management and maintenance of identified water neutrality measures

PUBLIC CONSULTATIONS

3.14 To date, letters of representation are noted from 8 residential and neighbouring properties with 7 of these having been received within the consultation period. The following objections are noted:

Residential Amenity:

- Overshadowing of adjacent listed building and St Marys church
- Loss of privacy (bedroom and Living Room to Cobb Gate) - Building now 1.5m closer (10m overall) to Cobb Gate allowing better views into garden once lime trees lose their leaves (west-facing balcony). Lime trees subject to TPOs
- Overlooking (within 10-30m of windows of Little Glebe)
- Two properties north-west of site not recognised in submitted reports (Little Glebe and Cobb Gate)
- Most balconies and windows at the front face bedroom window and kitchen (Ivy Cottage)
- Additional noise and light pollution of 14 cars coming and going will not enhance the area

Ecology / Biodiversity:

- Figures of existing water use (at the squash club) being cited in WNS are called into question
- Water neutrality issues - RWH uneconomical on site
- Concern over WN with off-site measures at another site (riding school) – being maintained in perpetuity
- Assume HDC will give 'special permission' to remove trees at the back of the club, which currently provide some privacy to the flat above the museum and the two NW bungalows (Cobb Gate and Little Glebe)
- Loss of bat habitat which currently live in the Squash Club – how can this not affect their habitat

Highways:

- Limited site entrance
- Narrowness of access in/out onto Greyfriars Lane with restricted vision – access was never intended for commercial or trade deliveries
- Rights of way over existing access lane and beyond make parking and turning for 14 extra cars unworkable
- Greyfriars Lane has been undermined on both sides by excessive use – further use, however small would endanger local residents, pedestrians and lead to speeding vehicles

Street-scene:

- HDC had issues with ridge height of Ivy Cottage bungalow, so how can this monstrous building be considered? It keeps growing in every design and overlooks numerous building
- Height out of keeping with surrounding Grade 2 listed building
- Conflict with Street-scene
- Proposed development far too large for size of plot and access available

Other comments:

- Existing building could be converted into a couple of cottages
- In favour of a development, but one that appears more appropriate
- Smaller development would not affect people as much

3.15 In addition, the following concerns and comments are noted from the Hooper Downer Educational Foundation, who run and maintain the adjacent Old School property:

- Number of rooms that are used by members of the local community, a small building used by Storrington Physiotherapy Clinic and also a three bedroomed cottage which is currently rented out (residential)
- Whilst we have no objection to the plan, we have request that the privacy of the Old School and its users is respected, with particular concern to the tenants in the cottage and also users of the main hall. The main hall is used frequently for ballet and modern jazz classes for young children and adults.
- Wish to ensure that privacy is retained (of Old School Cottage, and hall / dance classes) so that new residents cannot view lessons taking place

3.16 **Storrington & Sullington Parish Council:** Objection

- Overbearing and out of keeping with the Conservation Area
- Site was assessed as not suitable for development under the Neighbourhood Plan
- Proposal not acceptable adjacent to Horsecroft and the Church
- Fire Brigade still consider access is inadequate
- Sceptical about proposed water neutrality offsetting measures

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

4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community,

in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

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 Development:

- 6.1 The principle of a residential development taking place on this site, resulting in the loss of the former squash club, has already been established by way of the outline consent DC/18/0584, which accepted the principle of a 3-storey block of 8 flats, accessed via the same shared track as per the existing tennis club and squash club. However, the outline consent considered access and layout only, and so did not include detailed considerations in relation to scale, appearance and landscape matters or the resultant impact of these matters on residential amenity. Furthermore, no Reserved Matters have been formally considered to date.
- 6.2 The loss of the 'leisure facility' by way of the private members squash club, was noted during the course of DC/18/0584 to have suffered declining membership and increasing need for repairs and a level of investment that the low membership could not sustain. Its loss, particularly given that it comprises a private facility and not a publicly-owned facility, was therefore considered to have been reasonably justified, noting the presence of other squash courts and facilities in the area. There is no reason to consider that these conclusions do not continue to apply.
- 6.3 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas, with any infilling and redevelopment required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement. Policy 1 of the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) supports proposals within the built up area boundary of Storrington subject to compliance with other provisions of the development plan. The application site is within the defined built-up area of Storrington, which is recognised as being a settlement with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and / or bus services. Accordingly the principle of development is supported by Policy 3 of the HDPF and Policy 1 of the SSWNP.
- 6.4 Furthermore, and as set out above, the redevelopment of the squash club for residential use has already been considered acceptable in outline. Officers note that the previously approved Outline consent was subject to considerations under the same local plan policies however the SSWNP had not at that time been formally adopted, and was still at draft stage, thus carrying no material weight in the considerations. Furthermore, the outline permission pre-dated the Natural England Position Statement in relation to Water Neutrality issued in September 2021.
- 6.5 Nevertheless, the principle of redeveloping this site is supported by the now adopted SSWNP, subject to all other material considerations including water neutrality.

Design and Appearance:

- 6.6 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.

- 6.7 Policy 14 of the SSWNP seeks to ensure that the scale, density, massing, height, landscape design, layout and materials of all development reflects the architectural and historic character and scale of surrounding buildings and landscapes.
- 6.8 The application site adjoins the Storrington Conservation Area along the north and eastern boundaries, and there are three listed buildings within 100m of the site: Horsecroft to the east, St Mary's Church to the northeast, and St Josephs Abbey to the southeast beyond Horsecroft. The Old School building directly adjacent to the north is a local listed building. The two bungalows to the north-west of the site (Cobb Gate and Little Glebe), along with the tennis club and the existing squash club, are unremarkable late 20th Century buildings. It has previously been noted as part of the assessment carried out in relation to DC/18/0584 that the existing building is of no architectural interest and therefore, there would be no objection to its demolition. Officers have no reason to disagree with this assessment.
- 6.9 When the Outline application for the redevelopment of the site was considered under DC/18/0584, an indication of a replacement three-storey block was provided, showing a *'recessed lightweight top-storey which would reduce the resulting bulk, massing and visual impact of the height'*, with brick elevations considered to assimilate into the wider context, and available public views from Church Street. Although the Council's Heritage Officer expressed concern at the indicative elevations submitted under DC/18/0584, considering that a flat roofed block would not be suitable for the site, it was noted that relevant details would come forward under a future Reserved Matters applications, thereby allowing for an alternative final design. The applicant's were therefore advised (under DC/18/0584) to seek the views of the planning department, prior to submission of the future reserved matters applications, to ensure an appropriate scheme would be forthcoming.
- 6.10 Officers understand that discussions then took place between parties to inform a future Reserved Matters application. This included the undertaking of an assessment of the adjacent historic buildings and the architectural forms which could be employed to reinforce the character of this part of the conservation area in order to inform a more appropriate design solution for the site. The resulting design prepared and submitted under planning application (DC/21/2127) was considered by the Council's Heritage Officer to have been informed by the contextual assessment of the site, the conservation area, and the wider views of the site from surrounding important landscape fringes, thus achieving a form of development that would not lead to a harmful impact to the setting of the adjacent listed buildings or the setting of the conservation area.
- 6.11 The Council's Heritage Officer considers that the current design (which is broadly the same as DC/21/2127) employs traditional architectural forms, such as the gable-ends and brick elevations, but in a way that firmly establishes itself as a building originating in the early part the 21st Century. Therefore, the design and massing of the proposal is considered to be sympathetic to the wider character of the area and the localised context.
- 6.12 Amendments to the proposed siting of the new development retain the building line along the existing western wall so that no further encroachment into the root protection areas of the protected Lime Trees would take place. A similar relationship along the northern boundary would remain as per the existing building. To the eastern side, the proposed building achieves a separation distance of some 3.2m at the closest point to the boundary with Horsecroft, and furthermore has a flank wall some 4m less than the depth of the current building on site.
- 6.13 Whilst the development would therefore be set reasonably close to the east, north and west boundaries, it would be more or less consistent with the siting and massing of the existing squash club building. Matters arising in relation to neighbouring amenities will be

considered later in the report. The proposed siting and design allows for the required parking spaces, cycle storage, bin provisions, as well as for enhanced landscaping.

- 6.14 Therefore, it is considered that the design and layout of the proposed development is considered acceptable in isolation to any other matters that will be considered separately within this report, and in accordance with Local and Neighbourhood planning policies, particularly Policies 32 and 33 of the HDPF and Policy 14 of the SSWNP.

Heritage Impacts:

- 6.15 HDPF policy 34 requires that development will be required to retain and improve the setting of heritage assets, amongst other criteria, whilst the NPPF recognises that heritage assets are an irreplaceable resource and should be conserved in a manner that is appropriate to their significance (para 194).
- 6.16 The current design rationale takes account of the built form of the historic buildings surrounding the site and identifies architectural forms that reinforce the character of this part of the conservation area. The Council's Heritage Officer considers that the development would relate more positively to the context of the site than the previously intended design (under DC/18/0584), using traditional architectural forms in a building that would advertise its early twenty first century construction.
- 6.17 Accordingly, the Council's Heritage Officer is satisfied that, whilst there would be an impact to the setting of the adjacent listed buildings and within the setting of the conservation area, this impact would not be harmful. Therefore, no objections are raised in relation to heritage matters and conditions are advised to secure suitable detailing and materials.
- 6.18 The Council's Archaeological Advisor is satisfied with the desk-based assessment that has been submitted with the application, given the location of the site within the Storrington Historic Core Archaeological Notification Area, and advises that a condition to secure a programme in accordance with a Written Scheme of Investigation is applied.
- 6.19 As such there is considered to be no conflict with policies 32, 33 or 34 of the HDPF. Likewise the proposal would accord with the expectations of Policy 14 of the SSWNP, and the requirements of Chapter 16 of the NPPF.

Trees and Landscaping:

- 6.20 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. Policy 25 directs development towards the protection, conservation and enhancement of landscape and townscape character, whilst Policy 31 seeks specifically to protect Green Infrastructure and Trees. Policy 33 further reinforces these by way of a presumption in favour of retention of existing important landscape and natural features.
- 6.21 The Council's Landscape Architect has reviewed the scheme, noting the inevitable visibility of the site from elevated public positions within of the South Downs National Park. The Landscape Officer notes that the submitted 'Landscape and Visual Impact Assessment' does not assess or draw any conclusions on the effects of the proposed development within the landscape character and visual amenity of the area and has not been carried out in full accordance with GLVIA3. Instead, the report focusses solely in showing viewpoints which have been agreed with the Conservation Officer in discussions that formed part of the follow-up discussions on DC/18/0584.
- 6.22 In terms of landscape impact, and purely considering the two viewpoints provided from Matts Wood, Council's Landscape Officer considers that the proposal would result in a

slight adverse effect on the landscape setting of the conservation area and users of Matts Wood, particularly as the new building would change the composition of the view and relationship with the church tower. There is concern that there would be no additional planting opportunities within the site to soften the proposals, and therefore, this has to be achieved through building design and materials. However, it is also noted that these are very localised effects which might be outweighed by other benefits of the proposal.

- 6.23 Views from the South Downs National Park towards the conservation area and settlement would ideally also have been assessed and considered. Without such information, the Council's Landscape Officer's opinion is that the modest height and size of the current squash club building (around 9.2m), combined with the surrounding landscape framework, is currently barely noticeable in the available views. This relationship is likely to change, with the proposed higher building becoming more prominent in available views (around 11m), leading to a slight adverse effect also. However, this resulting impact is likely to be tempered as the development would be seen within the context of the wider settlement background. The Council's Landscape Officer therefore concludes that the combination of the proposed materials, design form and development background, is likely to result in the proposed development blending sympathetically into the existing urbanised character. Whilst there is minor concern with the use of the dark slate roofing when viewed from the elevated viewpoints, as this material may be more prominent until it has weathered over time, it is also noted that the use of slate roofing is recommended in the Parish Design Statement as a traditional local building material. Officers agree with this assessment, noting that the roof design would also be broken up into a series of smaller volumes, thus serving to diminish its overall bulk.
- 6.24 In assessing the likely impact on the setting of the South Downs National Park, as required by P176 of the NPPF (2023), the proposal has been designed, and is located such, officers consider that there would be no adverse impacts on the setting of the National Park.
- 6.25 Concern was initially raised by the Council's Arboricultural Officer in relation to the line of 3 TPO Lime trees located along the western site boundary (which are located on the Tennis Club land), with the initial footprint of the development reducing the distance between these trees and the building line and its new foundations. This was considered to lead to a potential threat to the long-term health and viability of the Lime Trees, both by way of incursion into the root protection areas (PRAs), and a likely impact on the trees longevity as a result, and reduced amenity values both within the private courtyard gardens and the flats by way of overshadowing from the canopy. The revised plans now move the building back to the line of the existing western building line of the squash club building, thereby ensuring that no further encroachment into the root protection area of the protected Lime Trees would occur.
- 6.26 Having reviewed the amendments, the Council's Arboricultural Officer agrees that the shifted building line may limit the direct impacts on the adjacent protected Lime trees in limiting the required excavations for foundations, as the proposal would retain the foundations along the west side and set the required new building foundations within the footprint of the existing building. However, Officers acknowledge that there remains a concern from the Arboricultural Officer that the Lime trees would lead to overshadowing of the west-facing windows and balcony of the proposed development, as well as within the ground floor gardens / patios. Additional arboricultural concern is the apparent need to create an eventual level threshold between the proposed development and the available garden areas to the western side where the trees sit on the embankment, requiring excavations with the RPAs. In order to demonstrate that no undue excavations would occur, a detailed plan has been submitted showing the relative position of the anticipated internal floor levels and the slightly raised decks. Officers consider these details to adequately address the concerns, with more finessed details relating to final floor levels, external areas and landscaping subject to planning conditions.

- 6.27 Officers have been to site during different times of the year when the Lime Trees are in full leaf and during leaf-fall. In relation to the Ground Floor Flat 1, this is sited where it would not be unduly overshadowed by the trees. Ground Floor Flat 2 also benefits from north-facing windows to the open-plan living, dining and kitchen, with the three windows providing more than sufficient access to natural light. Furthermore, the canopy has been lifted in the past so that there is light reaching the ground floor area to the western side of the building. A similar situation would occur with the First Floor Flat 6, which also has an open plan kitchen, living and dining room located in the NW corner of the building, provided with both west-facing and north-facing windows.
- 6.28 The east-facing Ground Floor Flat 3 would also be subject to potential overshadowing of the boundary vegetation, with this vegetation overhanging the common boundary and being located on the land at Horsecroft. This vegetation at the eastern side is within the Conservation Area, where it is noted that some pruning work would be required to facilitate the demolition and construction phases, and that appropriate tree protection measures and fences could be implemented to ensure no foreseeable harms occurs to the sensitive rooting areas and branch spreads.
- 6.29 In conclusion on matters of trees and landscape, officers are satisfied that the massing and design of the proposed development could be accommodated within the site with only a very minor impact on any mid and long-range views from publicly accessible locations, such as the elevated National Park, as the development would be viewed against a patchwork background of the village of Storrington. The setting of the National Park would not therefore be harmed.
- 6.30 Furthermore, Officers are now also satisfied that the revised design has taken a considered and appropriate approach in relation to the proximity of the Lime trees along the western side.
- 6.31 As a result, the proposal accords with the requirements of HDPF policy 25, 31 and 33, as well as policy 15 of the Storrington, Sullington & Washington NP, and para 176 of the NPPF (2023).

Affordable Housing and Housing Mix:

- 6.32 Policy 16 of the HDPF requires, on sites of between 5 and 14 dwellings, 20% of dwellings to be affordable, or where on-site provision is not achievable a financial contribution equivalent to the cost of providing the units on site. Officers note the consultation response form the Council's Housing Officer setting out the local need for affordable units and a query on the potential affordable housing provider for the site.
- 6.33 The requirements of Policy 16 have been superseded by the new National Planning Policy Framework (NPPF), published in 2023 Paragraph 64 of the new NPPF states that affordable housing provision is applicable for major development. Major development is classed as development for 10 or more houses or sites with an area of 0.5 hectares or more. Paragraph 64 reflects the Government guidance in the PPG and states that affordable housing contributions should not be sought for development of 10 units or less.
- 6.34 The guidance in the current NPPF and PPG is considered to carry significant weight and outweighs the requirements of Policy 16 of the HDPF adopted in 2015. As such, the current proposal for 8 units is not required to provide any affordable housing.

Amenity Impacts:

Existing Residential Amenity:

- 6.35 As part of the considerations under DC/18/0584, it was noted that the development layout would allow for approximately 6 metres (at the widest point) to the shared boundary with Horsecroft to the east, with the neighbouring building in excess of 25 metres from the proposed development. This separation was considered sufficient to prevent any harmful

loss of light or outlook to this building. It was also noted that Horsecroft benefits from a generous curtilage and that it was likely that a development subject to appropriate reserved matters (of scale, appearance and landscaping), could be achieved without leading to any significant harm.

- 6.36 As part of the current design proposal, the impact of ground-floor windows and doors can be adequately mitigated by way of boundary fencing. First-floor windows to the eastern side have been revised so that the windows face directly eastwards over the front part of the adjacent property Horsecroft and its annexe (The Bowery), thus avoiding the previously channelled view towards the rear private amenity space, which is considered to be most private. The front garden to this property is currently well overlooked from the elevated church and from Church Lane, whilst the low boundary wall along Greyfriars Lane allows views into the eastern side of Horsecroft's gardens.
- 6.37 Whilst there would be some potential increase in overlooking by way of the south-eastern balconies closest to the boundary with Horsecroft, the direction of view would be away from the areas considered to be the most private garden areas around the dwelling. The inset design of the balconies would restrict sideways views towards Horsecroft and would further limit the available outlook from the habitable room within.
- 6.38 The revised design also takes account of concerns that had been raised in relation to the full-length first and second floor windows set in the north-facing elevation, serving bedrooms of the proposed development. At first-floor, these have been angled to avoid a direct outlook towards the residential property within the Old School. Also at first-floor, a secondary window to bedroom 1 of Flat 7 is annotated as being obscure-glazed. This would prevent direct outlook from habitable rooms over the Old School.
- 6.39 An officer site visit was conducted to the Old School building, where ground floor rooms are used by a dance school, and where concerns were raised in relation to a possibility that prospective occupants may look down into the dance school, often attended by children. Whilst the ground floor rooms are likely to be screened by boundary fences and vegetation, there may be elevated views available from first and second floors. However, on balance, and noting the angles of potential view involved, officers consider that such oblique views would be limited in nature, also noting that the closest rear-facing window is stated on plans to be obscure glazed.
- 6.40 Turning to the first-floor west-facing windows, the revised proposal seeks to address the concern that was expressed in relation to the balcony / living room opening facing towards Cobb Gate. The distance of separation between the proposed new balcony and the boundary to Cobb Gate is now calculated at some 10m, with the overall offset between habitable windows according with the 21m distance that is advised in the Council's design guidance (for facing habitable windows at first-floor). The potential for a direct and therefore harmful outlook from the first floor west-facing window to Flat 6 is considered to be diminished on account of the projecting flank wall to the balcony and the orientation of both the development site and the property at Cobb Gate. Whilst there is currently boundary vegetation in the front of the protected Lime Trees, officers do not consider these to represent a permanent feature to be relied upon, despite being afforded a high degree of protection under a TPO and being located outside of the application site. There would be a degree of vegetation during the summer months when the trees are in leaf, providing an additional level of screening during periods when the balcony may be used, this would be diminished during leaf-fall / winter. However, as described above, the increased distance of separation and orientation of the buildings would satisfy the standard minimum distances required to ensure adequate privacy levels between residential properties.
- 6.41 There is less concern over the placement of the other two east-facing windows as these are in similar locations to the existing windows in the club house, and would therefore be at an increased distance and angle from the nearest property to the west, Cobb Gate.

- 6.42 Concern has also been raised in relation to the potential outlook and overlooking resulting from the new south-facing windows and balconies of the development. However, the separating 32m distance between the proposed development and Ivy Cottage is considered to be sufficient to mitigate the level of direct harm to the residential amenities therein. A similar assessment has been made in relation to the residential amenities at Little Glebe.
- 6.43 Whilst the outline application DC/18/0584 considered a three-storey block on the site, there were no detailed considerations given at the time to the siting of and potential overlooking from windows, as this would have been addressed as part of any subsequent reserved matters application. The outline application considered that the 3 metres separation to boundaries could be mitigated by way of the illustrative design, with the top floor set back from lower levels of the building, and improvements to the screening and landscaping at the boundary, to prevent any significant harm to the residential element of the adjacent building. Officers consider that the current comprehensive re-design of the proposed development for this site has taken opportunities to mitigate the close relationship with the site boundaries and neighbouring properties, with design details incorporated to address the overlooking concerns raised during the application process.
- 6.44 The introduction of 8 residential units into an established mixed use area would not be expected to generate harmful levels of noise or disturbance for occupants / users of adjoining properties.
- 6.45 As set out above, it is considered that the proposed development has now been amended to address the concerns in relation to overlooking, private amenities and retained privacy of neighbouring occupants, and would therefore now accord with Policy 33 of the HDPF.

Proposed Residential Amenities:

- 6.46 The likely quality of the residential amenities experienced by prospective occupants within this development was previously considered to be diminished in Flats 1 and 2 on account of their primary outlook from the living rooms being subject to overshadowing from the Lime trees along the western side and having a restricted area of use available, leading to a future pressure to prune or fell the trees.
- 6.48 Likewise, the first-floor Flat 5 would also largely rely on the west-facing opening / balcony for the main source of daylight, which would again be restricted when in leaf on account of the proximity and size of the Lime tree, leading to likely future pressure to prune or fell the trees.
- 6.47 Having re-visited the site during a bright summer day, officers noted the available light to the area around the site and on the western elevation with the Lime Trees in full leaf. Considering the increased distance along the western side of the building achieved by way of the amended siting of the building, there would be sufficient amenity value available within the ground-floor flats, with Flats 1 and 2 noted to be dual-aspect and Flat 3 being a triple-aspect unit. The increased distance would also lead to a greater potential for sunlight and daylight to reach Flat 6, also a dual aspect unit.
- 6.48 The revisions would therefore enable a satisfactory level of amenity values to be achieved to the proposed units within the site, as required under Policy 33 of the HDPF.

Neighbouring Community Uses:

- 6.49 Paragraph 187 of the NPPF requires consideration of proposals to ensure that new development can be suitably integrated with existing development, businesses and community facilities, with these existing facilities not being subject to unreasonable restrictions following any grant of permission for the proposed development (agent of change principle). In this instance, it is necessary to consider whether any mitigations are

required at the application site so as not to lead to any adverse implications on the way that the facilities at the adjacent site can continue to function, which in this instance, is the community facility to the north of the site, where various dance classes take place and where a nursery school operates from, and the tennis club to the west.

6.50 Having considered the relationship between the proposed development and its windows, and the location of the hall within the Old School to the north, officers are satisfied that no adverse and harmful level of overlooking would occur to users of the community building.

6.51 No detrimental impacts are expected to occur by way of the proposed development on the amenities of the tennis club and its members.

Highways Impacts:

6.52 The Local Highways Authority (LHA) notes that the site is accessed off Greyfriars Lane, via a narrow access serving squash club and tennis club for many years. Greyfriars Lane to the north divides at Church Street and School Lane, and some 600m to the south leads to a dead-end. The LHA find that Greyfriars Lane is subject to 60mph speed limit, but the speed reduces to 30mph within 50m to the north of the site access. Greyfriars Lane near to site access has no dedicated footways but has cars parked at certain sections. Visibility splays of approx. 39m is achievable to the north and approx. 50m to the south. Given the character of the road and the low-speed nature of vehicles these splays are acceptable.

6.53 The access road is single-width and does not allow two opposing vehicles to pass. Given the presence of adjoining properties, boundary vegetation and fencelines, no improvements are possible to this access beyond maintenance of boundary vegetation which is subject to consent of the relevant landowner. The access road is well-established and has served the squash club, Storrington Tennis Club and residential accesses to Ivy Cottage and Smugglers Hut, for an extended period of time. Under the previously consented outline application (DC/18/0584) it was established that proposed re-development would result in fewer trips than the existing use of the site (as a squash club) and a less intensive use of the access road.

6.54 The LHA have reviewed the Swept Path Drawing No. 10737_1173, which demonstrates that a fire tender can enter and exist in forward gear only if there are no parked vehicles along Greyfriars Lane. Drawing No: 10737_1170 also shows that a fire tender can turn within and leave the site in forward gear. It is understood that refuse vehicles already access the site, and therefore, the LHA raise no concerns to this. It is noted that there are double yellow lines on Greyfriars Lane opposite the site entrance therefore there is no indication the swept paths are not be achievable.

6.55 In accordance with WSCC's Guidance on Parking at New Developments (September 2020), the development is provided with 14 nos. car parking spaces, although no provision is made for the required 2 nos. visitor car parking spaces. The WSCC Parking Guidance considers that visitor parking can be met within a site where unallocated parking is provided, as the demand would fluctuate throughout the day / week. In accordance with WSCC's Cycle Parking Standards safe and covered cycle parking provision for 12 nos. bicycles is made within the development, with design details of the shelter to be secured by way of condition. The approved works to form a more cohesive and organised layout for the adjacent tennis club (as per DC/20/2143) includes the provision of a card-reader access barrier, thus precluding unauthorised overspill parking within the adjacent tennis club car park area should this be implemented. By way of comparison, the outline scheme refused under DC/15/1992 included 10 parking spaces for 9 units (indicatively shown as 8x2-bed and 1x1-bed).

6.56 It is noted that the site lies within some 300m of a number of local amenities, including bus stops along the High Street which provide some connectivity with nearby villages and towns. As a worst-case scenario, if all residents utilise private vehicles, the LHA estimates

that a total of 32 trips would be generated throughout the day. Given the site's previous use as a squash club, it is not expected the future development trips have a material impact on operation of the local highway network.

- 6.57 Therefore, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (NPPF), paragraphs 110 -113. Therefore, there are no transport grounds to resist this proposal.
- 6.58 A number of conditions are advised in the event of a recommendation for approval, including a construction layout condition to cover a number of aspects during construction, along with post-development conditions to ensure the provision of vehicular turning, parking, cycle parking, bin storage and EV charging provisions. It is considered that this approach would minimise any disruption and protect neighbouring amenity and uses, and ensure that the site can appropriately accommodate the anticipated parking provisions.
- 6.59 The highway impacts of the development are therefore considered acceptable, subject to conditions, and in this respect the proposal accords with policies 40 and 41 of the HDPF, and policy 17 of the SSWNP.

Ecology:

- 6.60 Policies 25 and 31 of the HDPF seek to protect the natural environment and landscape character of the district. Protected habitats and species will be protected against inappropriate development, and opportunities to enhance green infrastructure and biodiversity will be encouraged.
- 6.61 In support of this application the applicants have provided a Bat Survey Report (May 2022), which identifies a number of bat roosts were found within the building, with mitigations being proposed in the form of a temporary short-term roost during demolition (to take place in autumn / spring), with suitable material being used for roofing and ridge tiles to create new bat habitat, along with minimal external lighting, and landscaping around the site. Therefore, a European Protected Species Mitigation Licence would be required prior to commencement of any works, including the demolition of the existing building.
- 6.62 The Council's Ecological Consultant has reviewed the submitted surveys and reports and is satisfied that there is sufficient ecological information available to provide certainty on the likely impacts on protected and priority species, which sets out appropriate mitigations to make the development acceptable. Whilst there is no specific reference within the application documents to Biodiversity Net Gain, condition 11 seeks to secure wider biodiversity enhancements within the site.
- 6.63 Subject to the advised conditions being applied, the proposal is considered to meet the requirements of HDPF policies 25 and 31, and SSWNP policy 15 in respect of its likely effects upon local biodiversity and protected species, as well as enabling the Council to comply with its duties under s40 of the NERC Act 2006.

Water Neutrality

- 6.64 The application site falls within the Sussex North Water Supply Zone where mains-water is supplied by way of groundwater abstraction within the Arun Valley. The Local Planning Authority received a 'Position Statement' from Natural England in September 2021, advising that the effects of existing groundwater abstraction cannot be objectively demonstrated to be compatible with the conservation objectives of a number of habitat sites. The habitat sites named within the Natural England position statement include the Arun Valley SAC, SPA and Ramsar sites.

- 6.65 Within its Position Statement of September 2021, Natural England advise that decisions on planning applications should await the development of a water-neutrality strategy on a strategic basis. In the current absence of a strategic solution to achieving water-neutrality, Natural England advise that individual plans and projects, where it is critical that these proceed, must demonstrate net-neutrality in respect of the use of mains-water such as to avoid contribution to the known adverse effect upon the integrity of Arun Valley habitat sites by reason of water-use.
- 6.66 As with the previously assessed application under DC/21/2127, the proposed development would involve the construction of a block of new residential flats in the site, noting that the previous use of the site as a squash club ceased some years prior to the submission of the current application, and thus presents as a NIL use in terms of water demand. The development would therefore give rise to a net-increase in the use of mains water by reason of an increased level of occupancy/population relative to the current condition of the application site and the typical demand for water associated with a domestic occupancy.
- 6.67 In support of the proposed development the applicant has provided a Water Neutrality Statement (Aquality, Nov 2022), noting that the provision of accommodation within the site would yield an occupancy of 15.07 persons using the adopted Census occupancy levels of Horsham District Council.
- 6.68 The proposal would utilise on-site water efficiency measures to reduce the water use in the first instance to achieve a lower-than-average water use of 83.52 l/p/d, or 1,259 l/p/d for the cumulative site use. The roof area provides an appropriate source for rainwater harvesting, which would then be re-used within the site for non-potable uses (WC and washing machines). The calculations arrive at a potential yield of some 446 litres per day against a cumulative daily demand of some 382.68 litres per day (based only on WC and washing machine use), which, if accompanied by a tank with a capacity of over 13,393 litres, would provide sufficient storage to offset the 35+ day drought tolerance. The WNS looks to provide a 14,805 litre below-ground tank.
- 6.69 Despite the proposed water saving measures and efficiency measures proposed on site, the development would still lead to an increased demand for water over and above the existing Nil baseline figure of some 876.32 litres per day. In order to address this, the applicants have forwarded an off-site offsetting scheme, based at a Coolham Manor Farm, whereby rainwater harvesting off the barn roof (labelled 'riding school' on plan) on the site would be used to collect and distribute to the livestock at the farm (currently 15 x pigs, 20 x cattle, 100 x sheep). The water would be collected and stored in a tank before being piped to the required troughs with the tank sized to accommodate the required drought-tolerance of some 35,000 litres. Officers have visited the off-setting site and confirm that the barn roof is of the stated size to enable the forecast yield to be achieved. Furthermore, livestock was also present on the site and has been on site for many years, owned by a local farmer. The drinking troughs within the fields were all mains fed, with pipework evident leading from the main house.
- 6.70 The offsetting measures are calculated as yielding some 963 litres per day. The on-site drinking needs of the livestock is stated as being some 1,248 litres per day, based on the following calculations:
- Beef Cattle (each @ 35 litres per day)
 - Southdown Sheep (@ 3.75 litres per day)
 - Large White Pigs (@ 11.5 litres per day)
- These figures accord with the averages for livestock consumption which the Council's Agricultural Advisor has provided for reference.
- 6.71 The proposed off-site water saving measures would therefore off-set the remaining water demand arising from the proposed development, with some headroom. These measures

would need to be secured at the farm site by way of a s106 agreement, ensuring they are in place prior to any occupation of the proposed residential units. To date, agreement has been secured as the two sites are within the same ownership, but a formal s106 agreement would be secured in the event of planning approval being secured.

6.72 Concern has been raised on whether these off-site measures can be secured in perpetuity. However, officers are satisfied that an appropriate s106 agreement would ensure the landowners would be legally tied into committing to providing the required water saving measures prior to the first occupation of any consented development on the application site.

6.73 It is considered, therefore, that the proposed mitigations provide sufficient certainty to demonstrate that the proposal would avoid adverse effects upon the integrity of the Arun Valley SPA, SAC and Ramsar sites, either by way of direct impact upon sites associated with an independent abstraction source and/or by reason of the efficacy of proposed mitigations in eliminating increased demand for the use of mains-water. The consultation response of Natural England concurs with the conclusions of the Authority's appropriate assessment in these regards.

6.74 It is considered that the development is now able to demonstrate that it would maintain the integrity of the affected habitat sites pursuant to requirements to the Habitats Regulations, HDPF policy 31 and NPPF paragraphs 179 and 180.

Climate change:

6.75 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development is to adopt a 'fabric first' approach using the following provisions to build resilience to climate change and reduce carbon emissions:

- Increased U-Values
- Achieving good air tightness
- Maximising solar gain
- Solar shading to prevent high-angle sun
- High levels of natural ventilation
- Air Source Heat Pumps to provide heating and hot water

6.76 No EV charge points or passive ducting is shown on the submitted plans, so a condition is advised to secure these details. Subject to suitable conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Other Matters:

Contaminated Land:

6.77 It is considered that appropriate conditions can be secured in the event of approval to address the potential for the existing building to be subject to contaminated material, ground or hard-standings.

Fire Access:

- 6.78 Officers have taken note of the Fire and Access Officer's consultation response, which raises concern at the restricted width of the access in accommodating emergency vehicle. Reference is had to the Approved Document b (AD-B) Volume 1 B5 section 13, which advised a minimum width of 3.1m between gate posts and 3.7m between kerbs along access lanes is required for a fire tender to service the site. Officers have measured the access track which is restricted along its length by vegetation and fences ranging from widths of 2.9m to 3.6m, but in one area has a width between kerbs on the ground of only 3.2m.
- 6.79 In order to address this concern, and in discussion with the Fire and rescue Officer, on-site works have been carried out to reduce the vegetation along the access lane to afford some increased width, along with discussions with adjacent land-owners to the north to secure an emergency fire access route for fire access in the event that this is required under the relevant Building Regulations.
- 6.80 Accordingly, given that the site now offers the potential for two access points for an attending fire appliance, the proposal accords with the requirements set out under NPPF para 112(d) and HDPF policy 40 in ensuring there is safe access for emergency vehicles.

Conclusions:

- 6.81 Officers acknowledge the location of the site within a Built Up Area Boundary (BUAB), and on a site that has previously been developed with a former use established as being no longer viable, and where the principle of the proposed development has previously been considered to be acceptable. As such, the current proposal would result in a net gain of 8 residential dwellings in a sustainable location, close to the village amenities of Storrington and within walking distance thereof. Onsite parking could be provided within the application site, using an access that has established use associated with existing sports clubs and residential properties.
- 6.82 It is also evident that the application has been informed by discussions with Council officers to achieve a design and massing that respects the sensitivities of the adjacent historic setting of buildings and conservation area. Subject to the approval of materials and other detailing, the proposed development is considered to have taken account of the architectural forms found in the locality, and would achieve a visually distinct architectural solution for the site, creating elevations and roof-lines which would have interest and movement, without harm to nearby heritage assets.
- 6.83 Whilst there are noted deviations from the accepted methodology applied in assessing the likely landscape harm arising from the proposed development, in particular with regard to the views available from SDNP and public open space of Matts Wood, officers are satisfied that the harm would only amount to a slightly adverse visual impact, taking account of the patchwork background against which the development would be viewed. No harm would arise to the setting of the SDNP.
- 6.84 Following discussions and revisions, the current proposal has taken account of neighbouring sensitives in relation to overlooking of residential properties, seeking to address concerns of overlooking and loss of privacy (at Horsecroft, Cobb Gate and Old School Cottage), satisfying the requirements of HDPF policies 32 and 33.
- 6.85 Whilst the site's constraints and the scale of development presents a series of challenges in relation to the site's boundaries, adjacent properties and a number of mature and visually dominant trees which are subject to a TPO, officers consider that the amended design and siting has sought to address these in accordance with HDPF policy 25, 31 and 33, and SSWNP policy 15.

- 6.86 Although the vehicular access to the site has been established for many years, the requirement for new residential development to be served by fire and emergency vehicles remains a material requirement in local and national planning policy. Having now proposed a suitable and implementable solution at the site, officers consider that the proposal is capable of achieving the required safe access as per para 112 of the NPPF and Policy 40 of the HDPF.
- 6.87 Water Neutrality has been sought to be addressed by way of on-site efficiency measures, on-site rainwater harvesting and further off-site measures, with further information having been provided to address concerns raised by Natural England on the off-site measures. Subject to securing these off-site measures by way of a s106 legal agreement, officers and Natural England consider that there would now be the required certainty over the ability to demonstrate that these off-site measures would be deliverable in perpetuity.
- 6.88 The proposed development is therefore recommended for approval subject to a s106 legal agreement and appropriate conditions.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
Residential	747		747
		Total Gain	747
		Total Demolition	0

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

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

7. RECOMMENDATIONS

7.1 To approve planning permission, subject to the conditions set out below and a legal agreement to secure the off-site water neutrality measures:

1. A list of the approved plans
2. **Regulatory (Time) Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

3. **Pre-Commencement Condition:** The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:
 - i. Details of site management contact details and responsibilities;
 - ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:

- a. location of site compound,
 - b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - c. site offices (including location, height, size and appearance),
 - d. location of site access points for construction vehicles,
 - e. location of on-site parking,
 - f. locations and details for the provision of wheel washing facilities and dust suppression facilities
- iii. The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
 - iv. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

The construction shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of adjoining occupants and users of the access road during construction and in accordance with Policy 33, 40 and 41 of the Horsham District Planning Framework (2015).

4. Pre-Commencement Condition:

- i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
- ii) The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

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

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

Reason: As this matter is fundamental to ensure that the development is properly drained and complies with the current Building Regulations as well as Policy 38 of the Horsham District Planning Framework (2015).

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

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

7. **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number [LAR2308-DRA-0102 P05], and as set out within the Arboricultural Report [LAR2308-ARB-REP-0120], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8. **Pre-Commencement Condition:** No relevant development which will impact bat roosts, shall in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve Protected and Priority species and 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 Policy 33 of the Horsham District Planning Framework and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

9. **Pre-commencement (slab level) Condition:** No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:

- The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.
- Detail on how any failure of any samples will be investigated and managed.
- Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit
- Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.
- Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.

- The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.
- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
- Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

10. **Pre-Commencement (Slab) Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

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

i) new windows and external doors.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- valleys
- eaves
- verges
- flat roof perimeters
- parapets
- roof mounted services and hardware such as, but not restricted to, air conditioning, solar panels and digital and telecommunication equipment.

b) Samples or specifications of all external materials and surface finishes.

c) A sample panel of projecting brickwork, not less than 0.8 sq m, constructed on site. Before any further brickwork is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it

possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

11. **Pre-Commencement (Slab) Condition:** No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs or product descriptions to achieve stated objectives;
 - c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
 - d) persons responsible for implementing the enhancement measures; and
 - e) details of initial aftercare and long-term maintenance (where relevant).
- The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

12. **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- Details of all existing trees and planting to be retained
 - Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 - Details of all hard surfacing materials and finishes
 - Details of all boundary treatments, retaining walls, patios and decked areas
 - Details and locations of rainwater harvesting tanks subject to the water neutrality statement

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

13. **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (AQWN-HHCW-WN-1101-22-0003-R2, by AQUALITY, received 28/09/23). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

14. **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

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

15. **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, refuse and recycling details shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16. **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, the parking turning and access facilities shall be implemented in accordance with the approved details as shown on plan [20020-PL-05 Rev C] and shall be thereafter retained as such.

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

17. **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

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

18. **Pre-Occupation Condition:** Prior to occupation, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

19. **Regulatory Condition:** The development shall be carried out in accordance with the details contained in the Bat Survey Report (Verdant Ecology, May 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

20. **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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

21. **Regulatory Condition:** No plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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

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

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

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

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