



**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (South)

BY: Development Manager

DATE: 20 September 2016

DEVELOPMENT: Variation of condition 1 to DC/15/2547 to amend the parking layout to allow for an increase in the provision of parking spaces to achieve 2no. spaces per dwelling for the 20 local worker units; provision of garden sheds for each local worker unit.

SITE: Abingworth Development Site Storrington Road Thakeham West Sussex

WARD: Chanctonbury

APPLICATION: DC/16/1393

APPLICANT: Oakford Homes Ltd

REASON FOR INCLUSION ON THE AGENDA: The development proposed would result in a departure from the Development Plan

RECOMMENDATION: That planning permission be delegated for approval to the Development Manager, subject to completion of a legal agreement and appropriate conditions. The legal agreement will ensure the collection of all benefits previously secured under the previous consents.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application is made under Section 73 of the Town and Country Planning Act 1990. Under this provision, minor material amendments can be made to extant planning permissions through the variation of the condition which relates to approved plan drawings. The current application seeks a variation to allow the following:

- Amend the parking layout to allow for an increase in the provision of parking spaces for the 20 local worker units approved adjacent to Thakeham Mushrooms. The amendment would increase the provision from 1 parking space per dwelling to 2 parking spaces per dwelling. 2 visitor parking spaces are also provided.
- Relocate bin stores to the rear gardens of each local worker unit.
- Provision of a timber garden shed in the rear garden of each local worker unit.

1.3 The principle of the proposed development has already been considered acceptable, by way of granting permission for the scheme under DC/15/2547, DC/15/1242 and DC/10/1314. As such, only the acceptability of the proposed amendments, the impact of any relevant local or national planning policy changes since the last permission, and any other material considerations can be considered when assessing the application.

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- 1.4 It should be noted that the last applications for this site (ref: DC/15/1242, DC/15/2547 & DC/16/0871) were also minor material amendment applications to the original permission for the site (ref: DC/10/1314). The original application permitted the redevelopment of the Abingworth Nursery site for 146 dwellings, comprising 63 open market dwellings, 51 dwellings for the 55 plus age group, 12 affordable dwellings and 20 key worker dwellings. In addition to the dwellings, various community and sports facilities were permitted, comprising a village hall and shop, a pre-school facility, community workshops/studio, sports pitches, changing rooms, a cricket pitch and pavilion, a children's play area, access roads, open space and landscaped areas.

DESCRIPTION OF THE SITE

- 1.5 The site is located in Thakeham Parish, to the east of High Bar Lane and to the north east of Abingworth Hall Hotel. The site area is 33.7 hectares, all of which is outside of the built-up area boundary of Thakeham. The majority of the site lies to the east of Storrington Road which formerly included disused mushroom production buildings in the southern section of the site. These buildings have now been demolished. The remainder of the site to the east of Storrington Road comprised unused fields.
- 1.6 The site is bounded to the north, south and east by agricultural land. These boundaries are defined for much of their length by hedgerows and trees. Abingworth Hall Hotel is adjacent to the south west corner of the site. Existing dwellings at Thakeham are also to the west. The site includes a section of land on the western side of the road adjacent to Thakeham Mushrooms. The main village of Thakeham, coming off The Street, comprising Thakeham Conservation Area, lies to the north separated from the site by fields. In terms of topography, the site is gently undulating in the north and centre with a small stream flowing east to west through the north of the site. The site slopes up more markedly towards the south.
- 1.7 The Horsham District Landscape Capacity Assessment April 2014 states that Thakeham and Abingworth are located in the Wealden Greensand National Character Area. The site also falls within area F1 – Pulborough, Chiltington and Thakeham Farmlands in the Horsham District Landscape Character Assessment. Overall the landscape is characterised by an undulating landscape comprising a mix of arable and horticultural uses.
- 1.8 As the site is not allocated in either the local plan or in a neighbourhood plan, the current application is considered as a departure. It should be noted that works have commenced on site in connection with the previous permissions. This includes the construction of the dwellings around the cricket pitch and the Village Hall.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 The National Planning Policy Framework (March 2012), sections 1, 4, 6, 7, 8, 10, 11 and 12.
- 2.3 Planning Practice Guidance (March 2014).

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RELEVANT COUNCIL POLICY

2.4 The following policies in the HDPF are considered to be relevant:

- Policy 1: Strategic Policy: Sustainable Development
- Policy 2: Strategic Policy: Strategic Development
- Policy 3: Strategic Policy: Development Hierarchy
- Policy 4: Strategic Policy: Settlement Expansion
- Policy 10: Rural Economic Development
- Policy 15: Strategic Policy: Housing Provision
- Policy 16: Strategic Policy: Meeting Local Housing Needs
- Policy 17: Exceptions Housing Schemes
- Policy 24: Strategic Policy – Environmental Protection
- Policy 25: Strategic Policy: The Natural Environment and Landscape Character
- Policy 26: Strategic Policy: Countryside Protection
- Policy 31: Green Infrastructure and Biodiversity
- Policy 32: Strategic Policy: The Quality of New Development
- Policy 33: Development Principles
- Policy 35: Strategic Policy: Climate Change
- Policy 36: Strategic Policy: Appropriate Energy Use
- Policy 37: Sustainable Construction
- Policy 38: Strategic Policy: Flooding
- Policy 39: Strategic Policy: Infrastructure Provision
- Policy 40: Sustainable Transport
- Policy 41: Parking
- Policy 42: Strategic Policy: Inclusive Communities

2.5 Local Development Framework: Supplementary Planning Document:

- Planning Obligations (2007)

NEIGHBOURHOOD PLAN

2.6 The site is within the Parish of Thakeham. Thakeham has produced a Submission Neighbourhood Plan. At the time of writing the report, the plan had been submitted for independent examination via Horsham District Council.

2.7 Policy 4 within the Submission Thakeham Neighbourhood Plan covers the proposals for the redevelopment of the Abingworth Nursery site. The redevelopment of the site is supported subject to criteria.

2.8 PLANNING HISTORY

DC/10/1314	Demolition of existing buildings and redevelopment of the Abingworth Nursery site for 146 dwellings, comprising of open market dwellings, 51 dwellings for the 55 plus age group, 12 affordable dwellings, 20 key worker dwellings, village hall building (including shop and doctor's surgery), pre-school facility, community workshops/studio (957.5 sq metres), sports pitches and changing rooms, cricket pitch and pavilion, children's play area, access roads, open space and landscaped areas (including footpaths)	Permitted 19/04/2013
DC/12/0841 (<i>Chesswood Farm, adjacent to site</i>)	Demolition of existing growing rooms and surrounding ancillary buildings, removal of compost production on site. Erection of new growing rooms (farms) required for the cultivation of mushrooms, a replacement office building, staff cafeteria, pack house building, ancillary plant	Permitted 19/04/2013

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structures and provision of open space and landscaped areas (including re-directed footpaths). Refurbishment and extension of existing production and package buildings including alterations to entrance of the site.

DC/15/1242	Minor Material Amendment to planning permission DC/10/1314 (Demolition of existing buildings and redevelopment of the Abingworth Nursery site for 146 dwellings, comprising of open market dwellings, 51 dwellings for the 55 plus age group, 12 affordable dwellings, 20 key worker dwellings, village hall building (including shop and doctors surgery), pre-school facility, community workshops/studio (957.5sqm), sports pitches and changing rooms, cricket pitch and pavillion, childrens play area, access roads, open space and landscaped areas (including footpaths)) for a revised layout for 21 dwellings in the northern part of the site, relocation of the approved local equipped area for plan (LEAP), sports fields and associated facilities, village hall and shop, amendment to the approved village hall and shop to separate the facilities into two buildings and remove the dedicated doctors surgery space and amendment to the approved football changing room building	Permitted 09/09/2015
DC/15/2547	Variation of Condition 1 of previously approved application DC/15/1242 to amend the design of 21 dwellings and access / parking arrangements.	Permitted 31/03/2016
DC/16/0871	Variation of Condition 1 of previously approved application DC/15/2547 to amend the design and layout of 17 dwellings (Plot 22 to 39). Division of plot 35 into two plots to allow an additional dwelling	Pending : awaiting completion of S106

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.horhsam.gov.uk.

INTERNAL CONSULTATIONS

- 3.2 **HDC – Housing:** No objection. The housing provision is not affected by this proposal.
- 3.3 **HDC – Drainage Officer:** No comment.
- 3.4 **HDC – Environmental Health:** No objection. The current application would not alter the approved low emissions requirements for this site.
- 3.5 **HDC – Refuse Collections Officer (summarised):** No objection.

OUTSIDE AGENCIES

- 3.6 **West Sussex County Council – Highways:** No objection.

PUBLIC CONSULTATIONS

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- 3.7 **Thakeham Parish Council:** No objection. Although the Parish's general approach (as per its Neighbourhood Plan) opposes unnecessary parking provision, the Council agreed that in this location it was preferable to design for the reality of an average of two cars per household.
- 3.8 The Parish queried whether the additional hardstanding area will be block paving and water permeable. In response, the applicant has submitted a proposed hard surfaces plan for this area. The plan indicates that the hard surfaces for the access road and parking spaces proposed would mainly comprise permeable block paving. The applicant has also confirmed that surface water would be discharged into a nearby ditch in accordance with the agreed drainage strategy. The Parish have commented that this is satisfactory.
- 3.9 No comments have been received from any adjacent properties or residents on this proposal.

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

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

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

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

6. PLANNING ASSESSMENTS

- 6.1 This application for material amendments is assessed against the relevant policies of the HDPF and the national planning policies contained in the National Planning Policy Framework (NPPF).
- 6.2 This application proposes amendments to the extant permission for development of the site under DC/15/2547. This application amended an earlier scheme which permitted the principle of residential development of the site. As such, the only matters for consideration now are the acceptability of the proposed amendments taking into account any changes to national or local planning policy or any other material considerations. This application covers the same area as that approved by the original planning permission.

Layout and appearance:

- 6.3 The scope of this application relates to the 20 local worker units approved adjacent to Thakeham Mushrooms in the north west corner of the application site. The access to the units remains as approved from Storrington Road. The position and layout of the 20 units also remains largely as approved.
- 6.4 The current proposal seeks to amend the parking provision to allow 2 parking spaces per unit and two visitor spaces. Presently, each unit would benefit from one parking space. The increase in spaces is achieved through additional parking to the front and side of the units and in an enlarged parking area. In front of the 11 units on the west side, additional parking is proposed in front of the units. The parking spaces would be broken up by landscaped areas in between every three parking spaces. The houses on the west side would each retain a small front garden. The houses on the east side of the site would also

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retain their larger front gardens with four additional parking spaces located in front, with a north – south orientation.

- 6.5 The scheme also includes the provision of a timber garden shed in each garden of the local worker units. The sheds would be located in the back gardens of each unit and would be 2.4m in length, 1.8m in width and 2m in height with a pitched roof. The sheds would provide an area for cycle storage. With the sheds in place, each unit would retain an ample sized garden. The original and subsequent permissions for this site include a condition that requires all garden structures/outbuildings to obtain planning permission. This condition would remain applicable for any other additional structures/buildings.
- 6.6 Overall the proposed amendments would be appropriate in respect of their design and layout. The amendments would result in doubling the amount of car parking spaces on this section of the Abingworth development site. However, the parking spaces are spread out around the local worker units and are broken up by landscaped areas. There would be no large areas of car parking which could appear unsightly. Additionally, the scheme retains the layout and design of the houses as approved. The proposed sheds are also considered visually appropriate in the back garden of each local worker unit.

Impacts upon nearby and future residents:

- 6.7 The nearest residential properties to the site for the proposed worker units are located to the south at Hardbarrow Woods. These properties are located a significant distance from the proposed site and are separated by a wooded area. Given this relationship, the proposal would not affect the amenity of any adjacent properties. Additionally, the proposed amendments do not alter the design and layout of the units as previously approved. The addition of the sheds is also appropriate and would not significantly affect the amenity of any existing residents or the future residents of the units.
- 6.8 In terms of vehicle emissions and air quality, the Environmental Health team have commented that the proposed increase in parking provision is acceptable as the current application would not alter the approved low emissions requirements for this site.

Highway and parking impacts:

- 6.9 The proposal would result in two allocated parking spaces per unit and two visitor spaces. The proposal does not alter the approved vehicle access to the site from Storrington Road. West Sussex County Council Highways team have commented that the increase in parking spaces would be beneficial for the site. The increase in parking provision is also appropriate given that the market housing proposed on the east side of Storrington Road generally have more than 2 spaces per unit. This is because the main Abingworth site is a much larger site with more space for parking. The provision of parking for the worker units is limited by the size of this isolated part of the site on the west side of Storrington Road. Two parking spaces for each unit is achievable for the worker units without affecting highway safety and the overall appearance of the scheme would be retained. An increase to two parking spaces per unit is also appropriate for this location where there are limited public services and transport options.

Landscaping & Trees

- 6.10 As outlined above, the proposal would alter the landscaping proposed for this part of the site. With the additional car parking spaces, the proposal would still include adequate landscaping throughout including areas to separate out the car parking spaces. Under the previous application for minor material amendments (DC/16/0871), it was proposed to alter the landscaping condition to allow the details for the landscaping for each phase of the site to be submitted separately for approval. This condition is replicated under this application

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and would ensure that the landscaping details for this part of the site are submitted to and approved by the Local Planning Authority prior to the occupation of the units.

- 6.11 With respect to trees, under the extant permission, consent has been granted for the removal of the trees from this section of the site. None of the trees to be removed are protected by a tree preservation order. The current proposal indicates that two trees on site are to be retained. This is encouraged and the applicant has indicated that the trees would be protected during works with appropriate fencing. The scheme would not affect the trees to the south of the site. The applicant has also commented that these trees would also be protected with fencing during works.

Drainage:

- 6.12 With the additional parking spaces proposed, the scheme would increase the areas of hardstanding for this part of the site. The applicant has indicated that the majority of hard surfaces proposed would be permeable block paving and surface water would be stored beneath the road and discharged into a nearby ditch at the agreed discharge rate, in accordance with the original approved drainage strategy. The Council's Drainage Officer has commented that the proposal is appropriate.

Conclusions

- 6.13 Overall, the proposed amendments are considered appropriate as minor material amendments. The proposal is acceptable in terms of design and is appropriate with respect to potential impact on residential amenity, highway safety, landscaping and drainage.
- 6.14 A deed of variation is required to attach the current application to the approved S106 agreement. The description and infrastructure provisions of the original planning permission (DC/10/1314) remain unaltered as approved by the amendments in the Deed of Variation of the approved S.73 application (DC/15/1242). This includes the provision to secure the local worker units.

7. RECOMMENDATIONS

- 7.1 That planning permission be delegated for approval to the Development Manager, subject to completion of a Legal Agreement and appropriate conditions:
1. List of approved plans and documents.
 2. Not applicable.
 3. The scheme shall be implemented fully in accordance with the details of the finished floor levels of the development in relation to a nearby datum point approved under DISC/15/0359.

Reason: To control the development in detail in the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework 2015.

4. The scheme shall be implemented fully in accordance with the details of boundary walls and fences approved under DISC/15/0359. The walls and fences shall be implemented in accordance with the agreed details and thereafter shall be retained as approved and maintained in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework 2015.

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5. The dwellings / buildings hereby permitted shall not be occupied until provision for the storage and collection of refuse/recycling bins has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved refuse/recycling bin storage and collection facilities shall thereafter be permanently retained for their intended purpose.

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

6. Notwithstanding the approved outbuildings and the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A B C D E F G and H of Part 1 of Schedule 2, Part 1 of the order shall be erected constructed or placed within the curtilage of the dwellings hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwellings unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

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

7. The scheme shall be implemented fully in accordance with the details outlining measures for protected species and their habitats approved under DISC/15/0374.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 25 of the Horsham District Planning Framework 2015, and in the interests of protected species as listed under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000, to ensure that a habitat remains for them during and after development.

8. The scheme shall be implemented fully in accordance with the Arboricultural Method Statement approved under DISC/15/0374.

Reason: To ensure the successful and satisfactory retention of important trees, shrubs and hedges on the site in accordance with Policy 33 of the Horsham District Planning Framework 2015.

9. (a) Notwithstanding the amendments to the design of the dwellings for plots 22-39, the scheme shall be implemented fully in accordance with the schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed buildings approved under DISC/15/0330.

(b) In relation to dwellings approved under application DC/16/0871 at plots 22–39, no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework 2015.

10. No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on

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Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with Policy 33 of the Horsham District Planning Framework 2015.

11. No burning of materials shall take place on the site.

Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework 2015.

12. The scheme shall be implemented strictly in accordance with the disposal of sewage details as submitted and as approved under ref: DISC/15/0331 on the 8th March 2016 and shall thereafter retained as such.

Reason: To ensure that the development is properly drained and in accordance with Policy 38 of the Horsham District Planning Framework 2015.

13. The scheme shall be implemented fully in accordance with the Written Scheme of Archaeological Investigation approved under ref: DISC/15/0325 on the 19th November 2015.

Reason: To ensure appropriate investigation and recording of buried archaeological Heritage Assets on the site before or during new building, infrastructure and landscaping works, in accordance with Policy 34 of the Horsham District Planning Framework 2015.

14. The development, hereby approved, shall not be occupied until such time as the proposed junctions onto the B2139 Storrington Road serving the development have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include visibility splays of 2.4m by 59metres, which are required at each access.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework 2015.

15. The scheme shall be implemented fully in accordance with the details of the roads serving the development approved under DISC/16/0161 and thereafter maintained as such.

Reason: To secure satisfactory standards of access for the proposed development and in accordance with Policy 40 of the Horsham District Planning Framework 2015.

16. No part of the development, hereby approved, shall be occupied until such time as the car parking spaces serving the respective phase or element of development have been constructed in accordance with plans and details to be submitted to and approved, in writing, by the Local Planning Authority. The approved spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the dwellings and in accordance with Policy 41 of the Horsham District Planning Framework 2015.

17. The scheme shall be implemented fully in accordance with the Construction Management Plan approved under DISC/15/0330.

Reason: In the interests of road safety and in accordance with Policies 24 & 33 of the Horsham District Planning Framework 2015.

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18. No part of the development, hereby approved, shall be occupied until such time as the proposed footway improvements and respective pedestrian crossing points along Storrington Road have been provided in accordance with the approved plans and a construction specification which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework 2015.

19. No part of the development, hereby approved, shall be occupied until plans and details of improvements to the rights of way network in the vicinity of the development have been submitted to and agreed in writing with the Local Planning Authority in conjunction with WSCC Rights of Way team. These improvements shall thereafter be implemented in accordance with an agreed timetable.

Reason: To safe guard and improve the existing rights of way network within the vicinity of the development and in accordance with Policy 40 of the Horsham District Planning Framework 2015.

20. The scheme shall be implemented fully in accordance with vehicle wheel-cleaning details approved under DISC/15/0359. The facility shall be retained in working order and be available for use throughout the period of work on site to ensure that vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework 2015.

21. The scheme shall be implemented strictly in accordance with the details of foul and surface water sewerage approved under ref: DISC/15/0331 on the 8th March 2016 and thereafter retained as such.

Reason: To ensure that adequate means of foul and surface drainage are provided in accordance with Policy 38 of the Horsham District Planning Framework 2015.

22. The scheme shall be implemented fully in accordance with Low Emission Strategy (LES) for the development approved under DISC/15/0374.

Reason: To ensure that a suitable Low Emission Strategy is agreed to offset the impact of the development hereby approved and in accordance with Policy 24 of the Horsham District Planning Framework 2015.

23. A) Within a period of one month from the commencement of works on each Phase (as shown on the phasing plan LPL.01), full details of the soft landscaping buffer to surround that phase (specifically the landscaping to the north of phase 1A and to the east of phases 1B and 2) shall be submitted to and approved in writing by the Local Planning Authority.

The details to be submitted for each phase shall comprise the following:

- A detailed plan and specification for topsoil stripping, storage and re-use on the site in accordance with recognised codes of best practice
- Contour plans, proposed and existing levels, and cross/long sections for all earthworks on the site, including those associated with the allotments and housing in the southern part of the site
- Planting/Seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details

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- A written soft specification (National Building Specification compliant) of planting (including ground preparation, cultivation and other operations associated with plant and grass establishment).
- Walls, fencing and railings - location, type and materials
- An indicative programme of works indicating when the planting works is scheduled to take place

The approved buffer soft landscaping works for each phase shall be fully implemented in the first planting season following the commencement of works on that phase. Any plants, which within a period of 5 years, die, are removed, or become 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.

B) Prior to the occupation of any dwelling on each relevant phase, full details of the hard and soft landscaping works for that phase (as shown on the phasing plan LPL.01) shall be submitted to and approved, in writing, by the Local Planning Authority.

The details to be submitted for each phase shall comprise the following:

- A detailed plan and specification for topsoil stripping, storage and re-use on the site in accordance with recognised codes of best practice
- Contour plans, proposed and existing levels, and cross/long sections for all earthworks on the site, including those for the proposed ornamental and wildlife pond and associated with the allotments and housing in the southern part of the site
- Planting/Seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written hard and soft specification (National Building Specification compliant) of planting (including ground preparation, cultivation and other operations associated with plant and grass establishment).
- Hard surfacing materials- layout, colour, size, texture, coursing, levels
- Walls, fencing and railings- location, type and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse units and lighting columns and lanterns

The approved landscape scheme for each phase 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 within that phase. Any plants, which within a period of 5 years, die, are removed, or become 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 in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework 2015.

24. The scheme shall be implemented in accordance with the details of underground services approved under ref: DISC/15/0331 on the 8th March 2016.

Reason: To ensure the underground services do not conflict with satisfactory development in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework 2015.

25. No part of the development, hereby approved, shall be occupied until a long term Landscape Management and Maintenance Plan for the each phase of the development site has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include:

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- Aims and Objectives
- A description of Landscape Components
- Management Prescriptions
- Details of maintenance operations and their timing
- Details of the Parties who will be responsible for maintaining different areas of the site

It shall demonstrate full integration of landscape, biodiversity and arboricultural considerations. The areas of landscaping and open space shall thereafter be maintained in accordance with the approved Landscape Management and Maintenance Plan, unless any variation is approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework 2015.

26. The scheme shall be implemented in accordance with the tree and hedge protection details approved under DISC/15/0374.

Reason: To ensure a satisfactory development in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework 2015.

27. Other than those works approved as part of this planning application no trees, hedges or shrubs 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 hereby permitted. Any trees, hedges or shrubs on the site, whether within the tree protective areas or not, which die or become damaged during the construction process shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority.

Reason: To ensure a satisfactory development in the interests of amenity in accordance with Policy 38 of the Horsham District Planning Framework 2015.

28. Should any bats or evidence of bats be found prior to or during works, works must stop immediately and a specialist ecological consultant or Natural England shall be contacted for further advice before works can proceed.

Reason: To ensure that suitable mitigation measures are in the event that bats are found at the site and in accordance with Policy 25 of the Horsham District Planning Framework 2015.

29. The scheme shall be fully implemented in accordance with the scheme for the provision of a buffer zone between the housing and the agricultural land in the east and south east of the site approved under DISC/15/0359. The buffer shall be planted out in accordance with the approved scheme during the first planting season (October to March) following commencement of development.

Reason: This planning condition is necessary to ensure the development complies with the principles of UK Biodiversity Action Plan and Policies 25 and 33 of the Horsham District Planning Framework 2015.

30. The scheme shall be fully implemented in accordance with the scheme for the provision and maintenance of bat refuges approved under DISC/15/0359. The approved details shall be thereafter permanently retained and maintained for their intended purpose.

Reason: This planning condition is necessary to ensure the development complies with the principles of UK Biodiversity Action Plan and Policy 25 of the Horsham District Planning Framework 2015.

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31. The scheme shall be implemented fully in accordance with the surface water drainage scheme, based on sustainable drainage principles, as approved under ref: DISC/15/0331. The scheme shall be managed and maintained in accordance with the approved details thereafter.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these, in accordance with Policies 33 and 38 of the Horsham District Planning Framework 2015.

32. The scheme shall be implemented fully in accordance with the Contaminated Land Assessment details as approved under ref: DISC/15/0331. Any changes to these components require the express written consent of the Local Planning Authority.

Reason: To ensure the protection of controlled waters from contamination associated with historic and recent site uses and in accordance with Policy 24 of the Horsham District Planning Framework 2015.

33. The development, hereby approved, shall not be occupied until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To ensure that any remediation, if deemed necessary, is satisfactorily completed and in accordance with Policy 24 of the Horsham District Planning Framework 2015.

34. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that any contamination identified during the demolition and construction works is fully characterised and assessed and to minimise pollution in accordance with Policy 24 of the Horsham District Planning Framework 2015.

35. Prior to the commencement of demolition or preparatory works on site, and in accordance with the bat survey, an Ecological Clerk of Works will be commissioned to undertake a final check for bats. The oak tree requiring removal to facilitate the northern access into the site from the Storrington Road shall be felled using the 'reasonable avoidance measures', as outlined on page 8 of the PJC Ecology report, dated 1st July 2015.

Following final checks and/or the 'reasonable avoidance measures', should protected bat species be present work must stop and Natural England be informed. A license may be required from Natural England before works can re-commence.

Reason: To protect bat species that are utilising the wider site and may take the opportunity to later roost in buildings to be demolished, or trees to be felled, in accordance with Policy 25 of the Horsham District Planning Framework 2015.

36. The scheme shall be fully implemented in accordance with the bat sensitive lighting strategy approved under DISC/15/0359 and no other external lighting or floodlighting shall at any time be installed.

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Reason: To protect bat species that are utilising the wider site and may take the opportunity to later roost in buildings to be demolished, or trees to be felled, in accordance with Policy 25 of the Horsham District Planning Framework 2015.

37. The scheme shall be fully implemented in accordance with badger surveys approved under DISC/15/0374.

Reason: To protect badgers in accordance with National Planning Policy Framework paragraph 118 and with Policy 25 of the Horsham District Planning Framework 2015.

38. The removal of any buildings, trees and/or shrubs shall be undertaken only between September and the end of February when birds have ceased nesting. If this is not possible and the building or tree/shrub is required to be removed between March and August, and Ecologist shall first check for active bird nests, no more than seven days before works commence. Any active nests found shall be protected, as advised by the Ecologist, until the birds have ceased nesting.

Reason: To protect breeding birds in accordance with National Planning Policy Framework paragraph 118 and with Policy 25 of the Horsham District Planning Framework 2015.

39. Prior to the use of the building as a retail shop hereby permitted, details of external plant to accord with British Standard 4142: 2014 Methods for rating and assessing industrial and commercial sound shall be submitted to and approved in writing by the Local Planning Authority. The external plant shall thereafter be implemented in accordance with the approved details and no further plant installed without the prior written approval of the Local Planning Authority.

Reason: In the interests of amenity of adjacent residents and in accordance with Policy 33 of the Horsham District Planning Framework 2015.

40. Deliveries to and collections from the retail shop hereby permitted shall not take place other than between the hours of 0800-1800 Monday to Saturday and at no time on Sundays or Bank or Public Holidays.

Reason: In the interests of the amenity of adjacent residents and in accordance with Policy 33 of the Horsham District Planning Framework 2015.

41. The first floor side windows to the units at plots 3 (window facing south west), 4 (window facing north east), 9 (window facing south east), 10 (window facing northwest), 17 (window facing east) & 18 (window facing west) around the cricket pitch shall only be glazed with obscure glazing and shall be fixed shut to a height of 1.7m above the finished floor level and thereafter retained as such.

Reason: To limit overlooking between properties in the interests of residential amenity and in accordance with Policy 33 of the Horsham District Planning Framework 2015.

42. Prior to the occupation of any dwelling hereby permitted, details of how the dwellings will be constructed and/or fitted out to restrict the average water usage per person to 110 litres per day, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved methods of water usage restriction shall be fully implemented prior to the occupation of each dwelling and shall thereafter be retained.

Reason: In order to address the impacts of the location of the development within an area of serious water stress in accordance with Policy 37 of the Horsham District Planning Framework.

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Notes to Applicant

The applicant is advised that the details to be submitted pursuant to Condition 23A and B above shall include the following:

- Provision of a broad 5m width informal hedgerow with hedgerow trees on the northern boundary of the site, adjacent to the proposed housing and sports pitches.
- Provision of a minimum of 3m width hedgerow (hedgerow shrubs only) on the boundary with the allotments
- Provision of a 2.5m width of hedgerow planting between the proposed workshops and the existing pond, retaining existing vegetation, where space for construction of the workshops allows
- Detailed proposals for the main access road landscaping taking account of local character and distinctiveness
- Detailed proposals for retention, management and enhancement with new planting of the existing hedgerow and hedgerow trees on Storrington Rd, adjacent to the key worker housing

Background Papers: DC/10/1314, DC/12/0841, DC/15/1242, DC/16/0871