



**Horsham  
District  
Council**

# **DEVELOPMENT MANAGEMENT REPORT**

**TO:** Development Management Committee (North)

**BY:** Development Manager

**DATE:** 4 October 2016

**DEVELOPMENT:** Reserved Matters application for the residential element of outline planning permission DC/13/2408, comprising 165 residential units, including 66 affordable units, and associated parking, landscaping and open space

**SITE:** Land North of Old Guildford Road Broadbridge Heath West Sussex

**WARD:** Broadbridge Heath

**APPLICATION:** DC/16/1073

**APPLICANT:** C/O Agent

**REASON FOR INCLUSION ON THE AGENDA:** More than 5 letters of representation contrary to the Officer's recommendation have been received

**RECOMMENDATION:** That the application be delegated for approval to the Development Manager, subject to the completion of a relevant Deed of Variation, the resolution of the parking layout with WSCC and the appropriate conditions.

## **1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

### **DESCRIPTION OF THE APPLICATION**

- 1.1 This application comprises a Reserved Matters application, as detailed above, pursuant to outline planning permission reference DC/13/2048 which was granted on appeal in 2015 for the development of the site for 165 residential units, a 60-bed care home and associated staff accommodation, infrastructure, parking, landscaping and open space. That part of the site which accommodated the care home within the original application has been separated from this application and a separate application has been submitted for the development of that part of the site. This application therefore pursues the reserved matters solely for the housing part of the site. The original outline application reserved all matters except access and included two new accesses, but as part of that application parameter plans were approved agreeing details of building heights and land use.
- 1.2 The application provides a detailed layout and design for 165 houses with associated access (already approved), open space within the scheme, allotments, attenuation basins and open space lying around the edge of the development. Submitted plans indicate:

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### *Proposed Storey Height*

- single storey dwellings situated to the rear of the site of the proposed care home on the eastern side of the site
- 2 storey development forms the vast majority of the units throughout the site and all the units around the edges of the site would be 2 storeys
- Limited numbers of 2 ½ storey development comprising two blocks of flats, one terrace of three units and 6 pairs of semi-detached houses located mostly within the centre of the site – the terrace being located close to the boundary with Hollands field.

### *Unit Type*

This indicates a mix of 1 and 2 bed apartments, 2 bed bungalows and houses and 3 x 4 and 5 bedroom houses. Apart from the enclave of bungalows the rest of the unit types are mixed around the site.

### *Tenure Layout*

This indicates the affordable housing units spread around the site in three groups: adjacent to the bungalows, just inside the main entrance and towards the south and western corner/side of the site.

### *Information Layout*

This identifies 4 architectural character areas around the site: lower east field is the area mainly of bungalows; green lane is a ring of housing around the eastern and northern part of the site adjacent to the natural green space of a more spacious character than other parts of the site; three courtyard development areas comprising mainly higher density terraced development adjacent to the entrance and running through the central/western part of the site and the main street which is a central ring of housing of mixed size and type that lies adjacent to the southern boundary and around the central core of the site.

- 1.3 Open space is provided both within the central part of the site with a central green that would be visible from Old Guildford Road which leads into a finger of green space leading from the centre of the site through adjacent housing to the green space around the northern edge of the site. This space is formed of three attenuation basins and land around which in turn leads towards the north western edge of the site where allotments are proposed. An existing hedgerow and tree line which runs from Old Guildford Road past the application site for the care home and towards the northern eastern corner of the site will be retained with some green space either side. An existing footpath which runs along this tree line towards and then around the northern edge of the site will be retained.
- 1.4 The design of the proposed units is traditional in form with brick, render and weatherboarded elevations with pitched tiled roofs.
- 1.5 This scheme utilises one of the two accesses approved at the outline stage onto the Old Guildford Road, that adjacent to the Shelley Arms Public House. Parking is provided either in individual garages, parking spaces or in parking courtyards.
- 1.6 Amenity space is provided to the individual houses in both front and rear gardens. The two blocks of flats would have a small amount of green space between the flats and the adjacent parking areas. That part of the site that adjoins Old Guildford Road will accommodate the main access into the site with a detached house on either side. Where adjacent to existing housing the proposed house aligns with the adjacent existing development and where adjacent to the public house it is set back behind an access drive and garage.

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- 1.7 In total the scheme would provide the following housing units:
- 13 x 1-bedroom apartments
  - 3 x 2-bedroom apartments
  - 4 x 2-bedroom bungalows
  - 26 x 2-bedroom houses
  - 11 x 3-bedroom bungalows
  - 58 x 3-bedroom houses
  - 37 x 4-bedroom houses
  - 13 x 5-bedroom houses

### Affordable housing:

- 4 x 2-bed shared ownership bungalows
- 9 x 2-bed shared ownership houses
- 18 x 3-bed shared ownership houses
- 13 x 1-bed affordable rented units
- 14 x 2-bed affordable rented units
- 8 x 3-bed affordable rented units

## DESCRIPTION OF THE SITE

- 1.7 The site lies adjacent to but outside the settlement boundary of Broadbridge Heath and comprises 2 arable fields. These are crossed by an existing tree/hedgerow line which runs in a northerly direction and alongside which runs a public footpath. This meets another footpath in the northern part of the site which then proceeds out of the site along the northern boundary. An informal path runs along the northern edge of the site towards the north west corner. The site gently slopes downhill towards the northern boundary. The site boundaries provide a mixed level of planting which obscure adjacent sites to a greater or lesser degree.
- 1.8 Swan Ken, a listed building lies outside the site some 70 metres from the north west corner. Mulberry Place another listed building lies some 165m's to the east of the site.
- 1.9 Broadbridge Heath is identified as a small town/larger village within Policy 3 of the Horsham District Planning Framework. It has a good range of services and facilities together with reasonable public transport access. It continues to undergo substantial levels of development pursuant to previous planning approvals located in and around Wickhurst Lane.

## **2. INTRODUCTION**

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT GOVERNMENT POLICY

#### **National Planning Policy Framework**

- 2.2 Building a strong, competitive economy (Section 1)  
Promoting sustainable transport (Section 4)  
Delivering a wide choice of high quality homes (Section 6)  
Requiring good design (Section 7)  
Promoting healthy communities (Section 8)  
Meeting the challenge of climate change, flooding and coastal heritage (Section 10)  
Conserving and enhancing the natural environment (Section 11)

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Conserving and enhancing the historic environment (Section 12)

Technical guidance to the National Planning Policy Framework

Planning Practice Guidance

RELEVANT COUNCIL POLICY

### 2.3 **Horsham District Planning Framework**

Policy 1 (Strategic Policy: Sustainable Development)

Policy 2 (Strategic Policy: Strategic Development)

Policy 3 (Strategic Policy: Development Hierarchy)

Policy 4 (Strategic Policy: Settlement Expansion)

Policy 15 (Strategic Policy: Housing Provision)

Policy 16 (Strategic Policy: Meeting Local Housing Needs)

Policy 24 (Strategic Policy: Environmental Protection)

Policy 25 (Strategic Policy: The Natural Environment and Landscape Character)

Policy 26: (Strategic Policy: Countryside Protection)

Policy 31 (Green Infrastructure and Biodiversity)

Policy 32 (Strategic Policy: The Quality of New Development)

Policy 33 (Development Principles)

Policy 34 (Cultural and Heritage Assets)

Policy 35 (Strategic Policy: Climate Change)

Policy 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)

Policy 43 (Community Facilities, Leisure and Recreation)

RELEVANT NEIGHBOURHOOD PLAN

### 2.4 None

PLANNING HISTORY

DC/13/2408	Outline application for the erection of up to 165 residential dwellings (use class C3) including affordable housing, a 60-bed care home (use class C2) with separate staff accommodation, two new vehicular accesses, associated infrastructure, groundworks, open space and landscaping (Outline) (Development affects the setting of a Listed Building)	Refused by HDC – Granted on appeal
DISC/16/0126	Application for approval of details pursuant to condition 5 on appeal decision DC/13/2408	Pending Consideration
DISC/16/0127	Application for approval of details pursuant to condition 11 on appeal decision DC/13/2408	Pending Consideration
DISC/16/0171	Application for approval of details pursuant to condition 6 on appeal decision DC/13/2408	Pending Consideration

### 3. OUTCOME OF CONSULTATIONS

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](http://www.horsham.gov.uk).

#### INTERNAL CONSULTATIONS

##### 3.1 **Environmental Health Officer:** Comment

With respect to the submitted Geo-Environmental Site Investigation report the sampling analysis results and gas monitoring results do not appear to be included. Accordingly the conclusions of the report cannot be confirmed.

The Construction Environment Management Plan is broadly satisfactory. However an indicative programme of works together with the type of mechanised plant and noisy activities to be deployed in the various stages in the program should be included, together with the locations of noise sensitive receptors. This will ensure potentially adverse noise impacts are managed appropriately.

##### 3.2 **Strategic Planning: Drainage:**

No comment

##### 3.3 **HDC Landscape & Horticultural Officer:** Comment

Provided that the s106 contributions that were previously recommended regarding the adjacent NEAP (no less than 50K) and other leisure facilities in Broadbridge Heath (i.e. the village centre, scout hut, Leisure Centre and Byfleets Lane pitches/BMX track) are not compromised in any way, then the main comments we have are concerning the allotment site. These comments are as follows.

- All the plots need to be separated by 800mm wide paths of grass or loose-filled surfacing material. This may be achievable by reducing the typical plot size to 60 sq m.
- All the plots need to have a minimum of 300mm loam topsoil (10-20% organic matter; pH range 6.0-7.5) roughly cultivated and free of perennial weeds.
- There needs to be vehicular access (with field gate) for deliveries of bulky materials etc and a permeable hard surfaced area approx. 60m<sup>2</sup> for deliveries and storage
- Adjacent to this hard surfaced area, there needs to be a robust timber shed (approx. 3.5m x 2.5m on a concrete base) for storage of equipment and meetings amongst plot holders.
- Also adjacent to the shed there needs to be an area approx. 120 sq m fitted with 8 no. timber raised beds, 5m x 1m and 600mm high, filled with loam topsoil (10-20% organic matter; pH range 6.0-7.5). These beds to be separated by 1.2m wide disabled access paths and accessible from the entrance by those users.

We also have some concern over the use of hoggins for paths, due to its potential for erosion and the resulting difficulties in access throughout the year, especially for users with wheelchairs and mobility scooters.

We would want details to show that the construction of paths would facilitate all-year-round access for all users and that there would be no damaging impacts, to paths or vegetation, where routes pass through wooded areas.

##### 3.4 **HDC Environment Management: Collections Supervisor (summarised):** No Objection

Having reviewed the submitted information the refuse/recycling strategy is correct and we do not have any further issues with this application.

##### 3.5 **HDC Arboricultural Officer:** No Objection

My previous concerns as you are aware (report 29 Jul 16) regard the likelihood of irresistible post-development pressure upon the two oak trees for reasons of shading,

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placing the scheme, in my judgement, in conflict with BS 5837 'Trees in relation to design, demolition and construction - Recommendations' (2010) in this regard.

I am accordingly pleased to advise that, in arboricultural terms, the amended layout proposals in this corner of the site make a most significant and satisfactory difference to the likelihood of post-development pressure occurring. This is because the use of the area to the immediate east of the trees as open space/hard standing relieves the pressure found subsequent to development in regard to private gardens, where shade can make living conditions unsatisfactory.

As I no longer feel that this is a problem, I am happy to WITHDRAW my objection to this development scheme.

### OUTSIDE AGENCIES

#### 3.6 **WSCC Highways (summarised):** Comment

1. The location of the access onto Old Guildford Road has been approved in principle. This access would need to be laid out with a 5.5m access width, 9m radii bellmouth and 2.4m x 43m visibility splays in both directions.
2. The first part of the access road to the first internal access would need to be 5.5m wide. It can then be reduced to 4.8m wide with widening on bends.
3. The general internal access road layout is acceptable.
4. I am concerned that visitor parking to plots 1 and 150 could obstruct the access road close to the junction and would recommend that a layby be provided to accommodate this.
5. There is no visitor parking in the first cul-de-sac serving plots 135-149.
6. There is no visitor parking in the private court serving plots 13-18.
7. Refuse and service vehicles would not be able to turn outside plot 111 – I assume the refuse collection points would need approval by HDC waste services?
8. Is the emergency link to be offered for adoption?
9. The public rights of way passing through the site would need to be improved to a specification to be agreed with WSCC.

#### 3.7 **WSCC Public rights of Way:**

No objection

#### 3.8 **Southern Water: (Summarised)**

The applicant is required to submit a formal application under S98 of the Water Industry Act 1991 for off site sewers, or improvements to existing sewers to service the development.

#### 3.9 **Environment Agency:**

Views awaited

#### 3.10 **Ecology:**

The supporting ecological information by EAD Consultants is old (with the report dated December 2013). Based on the habitats recorded, there are unlikely to have been sufficient significant changes to result in grounds for refusal / changes in layout. However, protection, mitigation and enhancement measures are warranted in respect of protected / notable species and it is important that these are based on up-to-date information.

The following condition is recommended to ensure compliance with biodiversity policy:

No development shall commence until a wildlife protection, mitigation and enhancement plan, covering construction phase, lighting impacts and long-term management has been

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submitted to, and approved in writing by the, local planning authority. These details will be supported by an updated ecological survey report.

Reason: to ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with 109 and 118 of the NPPF.

### PUBLIC CONSULTATIONS

#### 3.11 **Broadbridge Heath Parish Council (summarised):** Objection

The Parish Council Objects to the plans as presented for the following reasons:-

##### *The Development*

- Design Parameters and the Approach – the plans have changed quite significantly from the original plans presented, consulted upon and put forward on appeal by Gleeson and the amenity of the existing residents has not been considered in all cases. Previous accommodations made by Gleeson have not been factored into this new layout and designs put forward by Bellway;
- There is no sign of the expected substantial tree and hedgerow screening (both existing and new); the plans actually show the complete removal of some hedgerow and trees. In the outline application it was stated that existing trees/hedgerow would be retained and enhanced; the current application is not consistent with that statement;
- Page 12 of the DAS (bottom paragraph) states that the Planning Conditions specify that the development shall be carried out in accordance with the Land Use and Building Height Plans. The use of the available land has been changed by Bellway to that put forward by Gleeson and some proposed houses are now much closer to existing properties, this is particularly noticeable with plots 77 and 23. The Parish Council feels that there is no need for any part of the development to be so close to existing dwellings;
- Nearby residents make reference to the loss of hedgerow, the building over of ditches etc. the Parish Council supports the points made by these residents and would request that their concerns be fully considered.

##### *Dwelling Mix and Tenure*

- It has been brought to our attention that there is a shortage of affordable rental properties in the village. We would request that the 62.5% as specified in the s106 agreement is maintained instead of the 50% stipulated;
- There should be a small number of private apartments or small one bed houses or flats for first time buyers;
- 2.5 storey dwellings should not be on the outside of the development; the Parish Council would prefer to see 1 or 2 storey buildings to the outside

##### *Allotments*

- There are not enough parking spaces for the allotments

##### *Safety Issue*

- There should be double yellow lines at the entrance to the development to prevent parking at the junction. WSCC should be consulted with regard to implementing a Traffic Regulation Order for the junction.

#### 3.12 **Warnham Parish Council:**

No objection

#### 3.13 14 letters of objection have been received from those residents consulted through three consultation periods raising the following issues:

- over development of the site
- loss of countryside

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- Increased traffic and highways safety issues
- Potential harm to protected trees \*
- harm to existing boundary planting \*
- harm to neighbours amenities resulting from proximity of proposed new development \*

\* Officer Comment: Amendments to the scheme have overcome most of these objections

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

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

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

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

### **6. PLANNING ASSESSMENTS**

- 6.1 The principle of the development has already been established and the main planning issues therefore are: design/character of streetscene and impact upon the surrounding area; trees and landscaping; impact upon the adjacent highway network; impact upon neighbours amenities; impact upon nearby heritage assets; open space; housing/affordable housing; and ecology, drainage and infrastructure.

#### **Design/Impact Upon Character of Surrounding Area**

- 6.2 The Government attaches great importance to the design of the built environment. Good design is considered a key aspect of sustainable development and should contribute positively to making places better for people.
- 6.3 This is interpreted at a local level by Policies 32 and 33 of the Horsham District Planning Framework (HDPF). Policy 32 seeks to ensure high quality inclusive design for all developments providing an attractive, functional, accessible, safe and adaptable environment. New development should complement locally distinctive character and contribute to a sense of place both in the buildings and spaces and the way they integrate with their surroundings.
- 6.4 The surrounding area to this site has a range of property types and designs, so there is no clear style that this site needs to complement. The unifying character is that the surrounding area takes a generally traditional approach to design with brick and render facades and pitched tiled roofs. There are a variety of densities and ages of properties in the close locality. This site therefore has no clear character that needs to be reflected or replicated.
- 6.5 The scheme takes a traditional approach to design with brick render and weatherboarded elevations and tiled pitched roofs. The wider site encompasses 4 different character areas with a slightly different design approach to each of those four areas. This varies in terms of both building design, but also levels of spaciousness with the more spacious dwellings generally around the edges of the site and the taller more closely positioned houses in



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clusters towards the central and western parts of the site where the site adjoins existing development.

- 6.6 The scheme follows the previously approved parameter plans in respect of land use and building heights.
- 6.7 A feature of this-scheme is the easternmost parcel of land which lies to the rear of the adjacent proposed care home (for consideration under planning application DC/16/1329) upon which is proposed a small cluster of bungalows. The design and general character of this part of the site would respond well to the surrounding uses and adjacent open countryside.
- 6.8 The general approach with the open space and allotments around the northern boundaries works well in terms of providing a buffer between the adjacent countryside and this housing site – this approach already having been established at outline stage.
- 6.9 Overall when viewed from within the site it is considered that the combination and relationship between open spaces, different character areas and retention of existing landscape features within the site would provide a good quality environment.
- 6.10 When viewed from outside the site the development would be mostly viewed through and from adjacent residential development. In that context it is considered that the scheme would fit sympathetically with the general residential character of the adjacent settlement. When viewed from Old Guildford Road, two houses would lie relatively close to the highway – blending well with existing development and with views through to the open space and surrounding housing beyond which would provide an acceptable impact upon the character of Old Guildford Road and the existing housing.
- 6.11 Overall it is considered that the scheme would comply with the aims of providing a well-designed environment.

### **Trees and Landscaping:**

- 6.12 The NPPF requires the planning system to contribute to and enhance the natural and local environment recognising the value that woodland and landscaping can play in creating an attractive environment.
- 6.13 Policy 33 of the HDPF refers to the presumption in favour of retention of existing important landscape and natural features for example trees, hedges, banks and watercourses.
- 6.14 The boundaries around the site contain a mixed level of existing planting – creating varying levels of screening to existing residents. The planting on the northernmost boundaries is particularly plentiful and a strong hedgerow/tree line runs through the site adjacent to an existing public right of way. There are no other trees lying in the middle of the site.
- 6.15 The scheme has been amended to respond to resident's concerns about the proximity of proposed development to existing planting and in accordance with the advice of the Councils Arboricultural Officer. The south western corner of the site has been redesigned in order to significantly reduce likely future pressures for works to existing protected trees lying just outside the site boundaries . The redesigned scheme takes the nearest private residential garden areas further away from these trees and the Arboricultural Officer is now satisfied that the development would not be likely to lead to undue pressure to these trees.
- 6.16 As part of the development a new landscaping scheme will be implemented incorporating a variety of planted areas – most specifically around the edges of the scheme and the central

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open space. The layout plan shows the level of tree planting that would be achieved in the public parts of the site.

- 6.17 Overall it is considered that existing planting can now be sufficiently protected by the amended layout and that the level of new planting would create an acceptable and appropriate environment. The application therefore accords with the requirements of Policy 33 of the HDPF and the advice of the NPPF.

### **Highways:**

- 6.18 The HDPF at Policy 40 refers to the commitment to provide a community connected by a sustainable transport system. The location of the development on the edge of Broadbridge Heath has already been accepted and in terms of its proximity to the facilities available within the village is considered a sustainable location for new development. Policy 41 seeks to ensure that sufficient parking is provided in accordance with specified standards.
- 6.19 The access into the site was approved at the outline stage and no concerns are raised about the safety of this access where it joins Old Guildford Road. Some concerns have been raised about the layout of parking spaces at the time of writing this report, although the number of spaces provided would accord with the relevant standard. Discussions are ongoing regarding the layout of the parking spaces in relation to the houses which they would serve and it is anticipated that an amended layout for the spaces in this parking area will be provided prior to the committee meeting. Officers will provide a verbal update to Members at the Committee meeting in respect of the parking layout. The recommendation reflects this ongoing discussion at the time of writing this report.
- 6.20 Given the acceptance of the safety of the proposed access and the conformity with WSCC parking standards it is not anticipated that the scheme would result in any highways safety or capacity issues on Old Guildford Road or the surrounding highway network, or the displacement of parking into surrounding areas.
- 6.21 Cycle parking will be provided either in individual garages or where a dwelling does not have a garage within a storage area within the rear garden. Those properties relying on a cycle storage area within the garden would have access to the highway without the need to take bicycles through the individual houses
- 6.22 The scheme is considered to be compliant with relevant policies.

### **Neighbours Amenities:**

- 6.23 The NPPF at paragraph 17 seeks to ensure that new development secures a good standard of amenity for all existing and future occupants of land and buildings. At a local level Policy 33 of the HDPF refers to the need to ensure that new development is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land for example through overlooking or noise.
- 6.24 At the outline stage an illustrative plan was put forward indicating how the scheme could be developed. This was for illustrative purposes only and the subsequent application showed a different layout. This raised concern primarily from residents in Hollands Field in terms of the proximity of new houses to their boundaries with the resulting impact upon their light and outlook with potential harm to nearby protected trees lying in neighbours gardens.
- 6.25 The scheme has been amended to take account of those concerns with particular changes around the south west boundary – giving a greater distance between the site boundaries and the nearest development, enabling the retention of existing boundary planting which would protect the outlook of existing residents. The position of houses around the side/rear

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of 9 and 10 Hollands Field was of particular concern. A separation distance of 25m has been achieved between the rear of number 10 Hollands Field and the flank wall of the nearest house within the site. This distance allows for the retention of existing boundary planting within the site – that can be retained as part of a common planting area rather than part of an individual garden – thereby providing more certainty about its retention. An existing ditch that lies within that planting area will also now be retained as a result of the changes made. Any contribution it makes towards the surface water drainage of the site is being considered as part of a separate application dealing with drainage matters (DISC/16/0126).

- 6.26 Further changes have been made to gain additional distance between the side of 10 Hollands Field and the flank wall of the nearest house lying adjacent. There is now a separation distance of 9.5m. Number 10 Holland Field has a kitchen window overlooking the side part of their garden and onto the flank wall of plot 33c of the proposed scheme. The main outlook from the kitchen is onto the rear garden where a much wider separation distance, as detailed above, has been gained. It is not considered that the secondary windows overlooking the side garden area would be significantly compromised by the proposed layout and it is considered that 9.5m separation between the flank wall of both houses is adequate to ensure a satisfactory level of amenity to existing residents.
- 6.27 The south west corner of the site has a revised layout to provide an adequate separation between protected trees that lie in the gardens of properties in Hollands Fields and the new development. The layout will now ensure that the protected trees will not be compromised by the proximity of development thereby protecting the outlook of residents in Hollands Fields.
- 6.28 The separation between units along the southern boundary and existing residents is over 30 m and would thereby protect the amenities of existing and proposed residents. The scheme is therefore considered to provide a satisfactory level of amenity for future residents and to not adversely impact upon the amenities of existing residents around the site.

### **Impact upon Heritage Assets**

- 6.29 The NPPF requires that the significance of any heritage assets that may be affected by a proposal be assessed. The desirability of sustaining and enhancing the significance of heritage assets should be considered. At a local level Policy 34 of the HDPF recognises that heritage assets are an irreplaceable resource and that such assets should be positively managed and their setting protected.
- 6.30 Swan Ken, a grade II listed building, lies in relatively close proximity to the north west corner of the application site. However the principle of the development, including the land uses and building heights across the site have already been considered acceptable as part of the outline application. It is not considered that the detail of this application raises any new considerations such as to conclude that this scheme would adversely affect the setting of the listed building where the outline scheme would not. The grade II listed building at Mulberry Place is situated somewhat further distant and again, the potential for impact upon the setting of this building was considered at the outline stage. The development shown on the current application does not alter the previous conclusion that residential development in this location would not cause significant harm to this heritage asset.
- 6.31 The appeal Inspector considered the proposed development of this site for residential uses as appropriate having regard to the proximity of nearby listed buildings. This application accords with the principles established at that outline stage and as such it is not considered that any harm would be caused to the setting of these listed buildings. Therefore the relevant policies of the HDPF and NPPF are complied with.

**Open Space**

- 6.32 The NPPF recognises the benefits of the provision of public open space and the contribution this can make to the health and well-being of communities. At a local level Policy 43 of the HDPF seeks the provision of open space in accordance with the identified needs of local communities.
- 6.33 The outline application identified the land uses across the site with which this application needs to comply. The S106 agreement agreed as part of that scheme included a financial contribution towards open space. That money will be used in combination with other S106 monies (in accordance with the CIL regulations) to contribute towards the Broadbridge Heath sports pitches to the south of the proposed new leisure centre. Consequently the open space this site provides is in addition to that contribution and can remain as an undeveloped and natural open space rather than being designated for formal play.
- 6.34 Allotments are proposed adjacent to the north west corner of the site as agreed as part of the outline application. The submitted plan indicates 29 full size plots and 3 half plots. The Councils Landscape and Horticulture officer recommends the manner in which these allotments should be laid out and completed. It is considered that these matters can be appropriately dealt with by condition.
- 6.35 The scheme accords with the original outline application and is considered to provide a satisfactory level of publicly available open space for informal recreation. Its management needs to be the subject of further information and this can be dealt with by means of a relevant condition.

**Housing/Affordable Housing:**

- 6.36 Policy 16 of the HDPF requires development of this size to provide 35% of the dwellings to be affordable.
- 6.37 It also refers to meeting local housing needs and advises that development should provide a mix of housing sizes, types and tenures to meet the needs of the District communities. It recognises that the appropriate mix of housing types and sizes for each site will depend upon the established character and density of the neighbourhood and viability of the scheme.
- 6.38 The provision of affordable housing was resolved at the outline stage, the point at which permission was granted, and a legal agreement signed to confirm the level of provision. That agreement has been recently revised to change the percentage of affordable rented accommodation and intermediate housing with the agreement of the Councils Strategic Housing Manager. This aspect of the scheme is therefore already secured through the legal agreement.
- 6.39 The site will provide a range of housing sizes with 28% of the units being 1 & 2 bedroom units and 70% of the units being 1-3 bedroom units. It will provide 35% (66) affordable units across the site for affordable rent and shared ownership. It is considered that this responds well to Policy 16, to the general character of the surrounding village and housing needs, enabling a new development that responds to the character of the existing settlement in terms of its housing mix and the manner in which that creates a built character. The development would accord with the criteria of Policy 16 of the HDPF.

**Ecology:**

- 6.40 The NPPF and Policy 31 of the HDPF seek to ensure that new development contributes to the enhancement of existing biodiversity and takes opportunities to enhance this where possible.
- 6.41 This matter was considered as part of the outline application when the Inspector concluded that in the medium term the impact of the scheme would be beneficial – with new habitats being created to replace the arable fields.
- 6.42 The scheme has been assessed by the Councils ecologist who, whilst commenting that the submitted details could now be considered to be out-of-date, raises no objection to the development, subject to the inclusion of an appropriately worded condition to ensure that a scheme of ecological enhancement measures are brought forward. The proposed development is therefore acceptable in this regard.

**Drainage**

- 6.43 The NPPF advises that Local Authorities adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change including risks of flooding.
- 6.44 Policy 38 of the HDPF adopts this approach and considers the use of sustainable drainage systems where feasible and the need to incorporate water management measures to reduce the risk of flooding. Drainage techniques should be encouraged that mimic natural drainage patterns and manage surface water as close to its source as possible.
- 6.45 The outline planning permission contained a condition requiring details of foul and surface water drainage to be submitted to and approved by the Local Planning Authority. Such an application has been submitted to the Council and is currently under consideration.

**Infrastructure**

- 6.46 Both the NPPF and HDPF, in Policy 39, seek to ensure that new development makes a contribution to the services new residents will rely upon. This aspect of the scheme was resolved at the outline stage when a S106 agreement and Unilateral undertaking were completed to make contributions to fire and rescue, libraries, education, transport improvements, the provision of affordable housing, allotments, and contributions towards allotment management, community facilities, NHS services, public art, open spaces and recreation. That aspect of the scheme has already therefore been resolved in accordance with the policy requirements at the time.
- 6.47 In view of the fact that the original application included a larger site area and a care home a Deed of Variation may be required to ensure that those infrastructure commitments are transferred to this scheme.

**7. RECOMMENDATIONS**

- 7.1 That the application be delegated for approval to the Development Manager, subject to the completion of a relevant Deed of Variation, the resolution of the parking layout with WSCC and the appropriate conditions.
- 1. A condition listing the approved drawings.

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Reason: For the avoidance of doubt and in the interests of proper planning

- 2 Prior to the commencement of the development full details of all underground services, including the position/layout, sizes and depths of service ducts, pipes, soakaways, manhole covers, and any above ground boxes/units shall be submitted to and approved by the Local Planning Authority in writing. These details shall demonstrate effective coordination with the landscape scheme and with existing trees on the site by submission of a plan overlaying these details on the landscape scheme. All such underground services shall be installed in accordance with the approved details.

Reason: To protect roots of important trees and hedgerows on the site in accordance with policy D33 of the Horsham District Planning Framework 2015.

- 3 Within 6 months of the commencement of the development a full timetable of implementation and details shall be submitted to and approved in writing of the following:
- a) details of street furniture, including bollards (or suitable alternative)
  - b) details of lighting

The approved scheme shall be implemented in accordance with the approved timetable.

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

- 4 Within 6 months of the commencement of development a detailed long term Landscape Management and Maintenance Plan for the landscape areas including the attenuation basins and the landscape buffer adjacent to properties in Hollands Field shall be submitted to and be approved by the Local Planning Authority in writing.

The plan shall include:

- Aims and Objectives
- A description of Landscape Components
- Management Prescriptions
- Details of maintenance operations and their timing
- Details of the parties/organisations who will be maintain and manage the site, to include a plan delineating the areas that they will be responsible for

The plan shall demonstrate full integration of landscape, biodiversity and arboricultural considerations. The areas of planting shall thereafter be retained and maintained in perpetuity 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 and in the interests of amenity and nature conservation in accordance with policy 33 of the Horsham District Planning Framework 2015.

- 5 Before development commences precise details of the finished floor levels of the development in relation to a nearby datum point shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

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).

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or Orders amending or revoking and re-enacting the same, no

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windows, dormer windows or other openings (other than those shown on the plans hereby approved) shall be formed in the houses on plots 10, 18, 21 and 77 of the development without the prior permission of the Local Planning Authority pursuant to an application for the purpose.

Reason: To protect the amenities of adjoining residential properties and in accordance with policy 33 of the Horsham District Planning Framework (2015).

- 7 No development shall take place until details of screen walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected. Thereafter the screen walls and/or fences 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).

- 8 Prior to the occupation of any part of the development hereby approved full details of all hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in accordance with a schedule to be agreed by the Local Planning Authority.

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

- 9 Prior to the first use of the allotments, wire mesh fencing, incorporating a vehicular and pedestrian access gate to a height of 1.5m's shall be erected around the allotments and shall thereafter be maintained in perpetuity.

Reason: To ensure satisfactory appearance and security in accordance with the provisions of policy 33 of the Horsham District Planning Framework 2015.

10. No development shall commence until a wildlife protection, mitigation and enhancement plan, covering construction phase, lighting impacts and long-term management has been submitted to, and approved in writing by the, local planning authority. These details will be supported by an updated ecological survey report.

Reason: to ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with 109 and 118 of the NPPF.

11. Prior to first occupation of the scheme details shall be provided of the design of the proposed cycle storage areas in individual rear gardens and within units 26-33 and 44-51.

Reason: To ensure a satisfactory standard of provision in accordance with policy 33 of the Horsham District Planning Framework.