



**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (North)
BY: Development Manager
DATE: 4 October 2016
DEVELOPMENT: Variation of condition 1 of DC/15/2814 to alter floor levels, entrance and canopy
SITE: Hop Oast Depot Worthing Road Horsham West Sussex
WARD: Southwater
APPLICATION: DC/16/1944
APPLICANT: Horsham District Council

REASON FOR INCLUSION ON THE AGENDA: Applicant is Horsham District Council

RECOMMENDATION: To grant planning permission

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission was granted by the Development Management Committee (North) on 10 May 2016 for a replacement workshop building and adjoining single-storey office facilities (ref: DC/15/2814). The existing buildings are to be demolished once the new building is nearing completion so the depot can continue to function throughout the building works (the previous report is attached for information).
- 1.2 This application seeks a minor material amendment to this permission to revise the finished floor level. The proposed drainage design has increased the overall height of the building by 500mm, rising from 10.4m to 10.9m. The actual height of the building remains unaltered; it is the floor levels in relation to the nearby datum point that have changed. Due to the changes in the finished floor level, access to the main entrance has also been altered to include ramps and stairs. The design change has also led to a reduction of the external canopy.

DESCRIPTION OF THE SITE

- 1.3 The application site is located at the interception of the A24 Worthing Road and B2227 Hop Oast Roundabout between the current 'Park and Ride' facility to the north, the Household Waste recycling facility to the west and the Shell Petrol Station to the south.
- 1.4 The area surrounding the application site is largely industrial / commercial in nature comprising with nearest buildings being either warehouse or farm buildings. There are no

ITEM A04 - 2

residential properties within the immediate vicinity of the application site. The nearest residential properties are located approximately half a mile to the south of the site.

- 1.5 The site levels vary across the site and slopes towards the south west corner with a change in level of approximately 3.4m. The site levels slope across the south east axis and there is a change in levels with the creation of a sharp incline to the culminating on a soil bank. The site is enclosed along its external boundaries by trees and vegetation of varying heights and views through the site are therefore fairly limited. There is an 8m chain link fence around the perimeter of the site. A topographical survey of the site shows the highest land levels to be 10.000 and the lowest level to be 6.527mm.
- 1.6 Although located within the countryside outside of any defined built up area boundaries it forms part of an existing commercial site and is well located with regard to the strategic road network and the District of Horsham.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 National Planning Policy Framework (2012) (NPPF) Section 1 – Building a strong competitive economy, Section 3 – Supporting a prosperous rural economy, Section 7 – Requiring good design and Section 11 Conserving and enhancing the natural environment.
- 2.3 National Planning Policy Guidance (March 2014)

RELEVANT COUNCIL POLICY

- 2.4 The following policies of the Horsham District Planning Framework (2015) are considered relevant to the consideration of the is application;

HDPF Policy 1 – Sustainable Development
HDPF Policy 2 – Strategic Development
HDPF Policy 7 – Economic Growth
HDPF Policy 9 – Employment Development
HDPF Policy 10 – Rural Economic Development
HDPF Policy 24 – Environmental Protection
HDPF Policy 25 – District Character and Natural Environment
HDPF Policy 26 – Countryside Protection
HDPF Policy 31 – Green Infrastructure and Biodiversity
HDPF Policy 32 – The Quality of New Development
HDPF Policy 33 – Development Principles
HDPF Policy 40 – Sustainable Transport
HDPF Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 The Southwater Parish Neighbourhood Plan is at a very early stage and no draft planning policies have yet been formed.

ITEM A04 - 3

PLANNING HISTORY

SQ/128/00	Construction of a park and ride car park 535 spaces (county consultation) Site: Hop Oast Depot (Land Adj) Worthing Road Southwater	PER
SQ/10/02	Variation of condition 22 of sq/128/00 to enable the proposed park & ride development be constructed in one phase (county consultation) Site: Hop Oast Depot Worthing Road Southwater	PER
SQ/124/02	Use of service road approved under sq/128/00 to provide off highway queuing for adjacent civic amenity site (county consultation) Site: Hop Oast Amenity Tip Worthing Road Southwater	PER
SQ/9/02	Variation of condition 21 of sq/128/00 for extension to opening hours from 20.00-22.00 proposed park & ride facility (county consultation) Site: Hop Oast Depot Worthing Road Southwater	PER
HR/200/63	Proposed entrance road Comment: No obj. - will be determined by wsc or minister (From old Planning History)	PER
HR/200/73	Construct by-pass and associated works and improvements Comment: No obj. - will be determined by wsc or minister (From old Planning History)	PER
HR/96/82	Erection of filling station and repair workshop (From old Planning History)	PER
SQ/146/88	Depot premises (regulation 4) Comment: Outline (From old Planning History)	PER
SQ/22/89	Depot premises (regulation 4) (From old Planning History)	PER
SQ/51/89	Secondary vehicle maintenance workshop (From old Planning History)	PER
SQ/22/93	Continued use of land as a recycling centre/amenity tip (county consultation) Site: Hop Oast Recycling Centre Worthing Rd Horsham	PER
SQ/56/96	Erection of a radio mast for district council radio Site: Hop Oast Depot Worthing Road Southwater	PER
DC/15/2814	The redevelopment of a waste recycling depot. The existing dated facilities are to be replaced with a new workshop building and adjoining single storey office facilities. The existing buildings are to be demolished once the new building is nearing completion so the depot can continue to function throughout the building works	PER

DISC/16/0203 Discharge of conditions 3, 4, 5, 7, 9, 10, 11, 12 and 14 on PCO
DC/15/2814

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 **Environmental Health**: No objection

3.3 **Tree Officer**: Any comments received to be advised verbally at committee

3.4 **Property Services Drainage**: Any comments received to be advised verbally at committee

3.5 **Environmental Management Waste and Cleansing**: Any comments received to be advised verbally at committee

3.6 **Ecology**: No objections

OUTSIDE AGENCIES

3.7 **Southwater Parish Council**: Object to increase in height and visual impact of the building and its impact on the street scene by virtue of its mass. Concerns over lack of screening which would help to mitigate against impact on the surrounding area. Query as to whether the design is compliant with HDC Green Design policies.

3.8 **West Sussex County Council Highways**: Any comments received to be advised verbally at committee

3.9 **Horsham District Cycling Forum**: Any comments received to be advised verbally at committee

PUBLIC CONSULTATIONS

3.10 None received at time of preparing this report. Any comments received to be advised verbally at committee

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 main considerations in the determination of this application are considered to be the visual impact of the proposal and the effect on neighbouring residents.

Principle

- 6.2 The principle of the land use in this location for refuse and recycling purposes in this countryside location is long established, thus it is considered that the continued use of the site for such purposes is acceptable. The redevelopment of the waste recycling depot, and the associated visual, transport and amenity impact was found to be acceptable as part of the existing planning permission, ref: DC/15/2814. These issues remain the same as part of the current application which seeks solely to revise the finished floor level, due to the drainage design which has increased the overall height of the building by 500mm, rising from 10.4m to 10.9m. The actual height of the building remains unaltered; it is the floor levels in relation to the nearby datum point that have changed. Due to the changes in the finished floor level, access to the main entrance has also been altered to include ramps and stairs. The design change has also led to a reduction of the external canopy.
- 6.3 It is therefore the visual appearance of the amended proposals and the impact on the street scene that are being considered against relevant policy criteria. Policy 33, Development Principles, requires that new development should be to a high standard of design and layout, in keeping with the character of the nearby development and the surrounding area. Consideration of the precise applications details are as set out below.

Design and amenity issues

- 6.4 Full details of the application details are set out in the description of development above, but essentially include amendments to the overall height of the building by 500mm, resulting in a higher ridge height of 10.9m (previously 10.4m) from the revised ground level which is higher as a result of the drainage works beneath. The change in ground level has also resulted in changes to the access to the main entrance which now includes ramps and stairs along the East Elevation. There is no impact on the cycle storage area resulting from the revisions to the access into the building, and the cycle area remains in the same position as previously agreed. The design change has also led to a reduction of the external canopy, which would extend around the single storey offices / ancillary accommodation and a small section on the south elevation of the workshop.
- 6.5 The increase in the overall ridge height by 500mm (0.5m) would result in a higher building than that previously approved on the site and thus there would be some resulting impact on the visual amenity of the locality. It is not though considered that the increase in height would be so harmful to the visual amenity of the area as to cause any additional appreciable or significant harm over that of the building already approved in this countryside location, which is located at the interception of the A24 Worthing Road and B2227 Hop Oast Roundabout between the current 'Park and Ride' facility to the north, the Household Waste recycling facility to the west and the Shell Petrol Station to the south. The impact on the visual amenity of the area is therefore considered to be neutral.
- 6.6 The objections of Southwater Parish Council are noted and it is considered appropriate to impose a landscape condition in order to consider additional landscaping measures, and, potential screening measures to mitigate against any perceived visual harm arising from the increase in height of the proposed building on the site.
- 6.7 The proposed amendments, including the change in ground levels and apparent increase in building height, revisions to the canopy and the new stairs and ramp shown to the east elevation, are considered acceptable and would not result in any harm to visual amenity. All other details remain as previously approved.

ITEM A04 - 6

Materials

- 6.8 Details of building materials have been submitted as part of the material amendment application. The elevation and roof details include Marley Eternit - Fibre Cement Rain Screen Cladding (RAL7040 Gunmetal Grey and RAL 9017 Matt Black); Kalzip - PPC Standing-seam metal cladding; Metal Technology, Comar & Prima - PPC Aluminium/Steel Windows, roof lights external doors (RAL 7021); Ibstock - Below DPC Structural Brickwork (Staffordshire smooth Blue) PCC Aluminium Canopy (RAL 7035) and Capping – PPC Aluminium (RAL7021); HAG The Door Specialists – Roller Shutter Doors PPC (RAL 7021); Armco & Marshalls Crash Barriers & Street Furniture Bollards; PPC Aluminium rainwater Gutters/Hoppers & Downpipes and PPC Aluminium Louvres & Vents (RAL 7021).
- 6.9 The proposed materials are considered to be appropriate for the commercial/industrial nature of the proposed building and within the context of the surrounding area, including existing buildings and land uses within this countryside location in which the application site relates to and as such are considered to be acceptable and complies with HDPF policy 33 Development Principles.

Impact on neighbouring amenity

- 6.10 There are no immediate residential properties in the locality of the application site and thus there are no issues regarding private amenity arising from the proposed development.

Other matters

- 6.11 The concerns of Southwater Parish Council with regards to whether the proposed building complies with HDPF Green Policies is noted. These issues were considered as part of the original application and are set out within paragraphs 6.28 – 6.32 of the committee report considered by the Planning Committee in May 2016. In this respect, the application details relating to Sustainability and the Environmental Strategy were considered to be acceptable and in accordance with the energy hierarchy set out within policy 36, Appropriate Energy, which seeks to encourage efficient development which are 'Lean' and use less energy, are 'Clean' and supply energy efficiently and are 'Green' and use renewable energy sources.

Conclusion

- 6.12 The proposed redevelopment of the Hop Oast Refuse and Recycling Facilities and material amendments to DC/15/2514 are considered acceptable and complies with the adopted policies within the HDPF, specifically Policies 26 Countryside Protection and 33, Development Principles; and with the overarching policies contained within the National Planning Policy Framework.

7. RECOMMENDATIONS

- 7.1 That planning permission be granted with the following conditions:
1. List of the approved plans.
 2. The development hereby permitted shall be begun before the 20 May 2019.

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

ITEM A04 - 7

3. No works or development shall take place unless and until full details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting 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 otherwise agreed in writing 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)

4. Full details of means of surface and foul water drainage, including details for the implementation and maintenance of SuDs features to serve the development shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing on development. The scheme agreed shall be implemented strictly in accordance with such agreement unless subsequent amendments have been agreed with the Local Planning Authority.

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

5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of surface water in accordance with Policy 38 of the Horsham District Planning Framework (2015).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, the building(s) shall not be extended or altered in any way unless planning permission has been granted by the Local Planning Authority on application in that respect.

Reason: A more intensive use of the site would be likely to cause congestion on adjacent roads through overflow vehicle parking contrary to Policy 40 of the Horsham District Planning Framework (2015)

7. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the local planning authority:

- a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

ITEM A04 - 8

- c) The site investigation results and the detailed risk assessment (c) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

8. If contamination, including presence of asbestos containing materials, not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

9. Prior to the commencement of any works of demolition or refurbishment all asbestos containing materials shall be removed by an appropriately licensed and competent contractor. A written report detailing these works shall be submitted to and approved in writing by the local planning authority. The report shall include details of validation measures undertaken to ensure the all areas where works have been undertaken are free from asbestos.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

10. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
- a. An indicative programme for carrying out of the works
 - a. The arrangements for public consultation and liaison during the construction works
 - c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
 - d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
 - e. the parking of vehicles of site operatives and visitors
 - f. loading and unloading of plant and materials
 - g. storage of plant and materials used in constructing the development
 - h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - i. wheel washing facilities
 - j. measures to control the emission of dust and dirt during construction
 - k. a scheme for recycling/disposing of waste resulting from demolition and construction works

ITEM A04 - 9

- I. No burning of any materials from site clearance or from any other source shall be undertaken at the site.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

11. No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. The design of any new lighting shall take into account the recommendations detailed within the Bat Survey Report by The Ecology Consultancy dated September 2015. Any external lighting shall be installed and maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

12. No work shall be carried out on site, with the exception of the construction of the site access and construction parking areas, until there is available within the site provision for an appropriate level of parking having regard to the nature of the site, together with suitable provision for the loading and unloading of vehicles and the storage of materials and equipment associated with the building works; all in accordance with precise details to be approved by the Local Planning Authority in writing before development commences. The approved facilities shall be retained and available for use throughout the period of work required to implement the development hereby permitted unless alternative details are agreed in writing by the Local Planning Authority.

Reason: In the interests of road safety and/or in the interests of amenity and in accordance with Policy 40 of the Horsham District Planning Framework (2015)

13. All buildings and structures shown to be demolished on the hereby approved plans, dated 22/12/15, shall be demolished, the debris removed and the site cleared within 3 months of the first occupation of the hereby approved development.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

14. 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 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)

15. Prior to the commencement of the development details showing the proposed location(s) of one fire hydrant or a static stored water supply of at least 45 cubic metres (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be provided in accordance with the agreed details prior to the first occupation of the hereby approved development.

Reasons: In the interests of amenity and in accordance with HDPF 39 and HDPF 40 of the Horsham District Planning Framework 2015.

16. If building demolition and site clearance works not have commenced by 1st May 2017 an updated bat survey report shall be submitted to and approved in writing by the Local

ITEM A04 - 10

Planning Authority. The report shall outline any mitigation required and development shall take place in accordance with the agreed details.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

17. The biodiversity enhancements (bird boxes and refugia piles) shall be implemented in accordance with the measures detailed in the Preliminary Ecological Appraisal Report by The Ecology Consultancy (dated April 2015) prior to the first occupation of the hereby approved development.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Background Papers: DC/16/1944
DC/15/2814