



Mr Stuart Large  
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61 North Street  
Chichester  
PO19 1NB

Application Number: DC/17/2511

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)  
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Head of property & facilities Brian Elliot Horsham District Council

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

**Demolition of existing car park deck and replacement with new Ground floor + 4 deck (G+4) public car park incorporating new lighting, electrical services and new public conveniences. Parking spaces totalling 517no. including Accessible Bays, Parent and Child Bays and Electric Vehicle charging bays. (Regulation 3 Application)**

**Piries Place Car Park Piries Place Horsham West Sussex**

to be carried out in accordance with Application No. DC/17/2511 submitted to the Council on 08/11/2017 and subject to compliance with the plans/documents and conditions specified hereunder.

Dr Chris Lyons  
Director of Planning, Economic Development & Property

Date: 07/02/2018

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	location plan	020271-HNW-00-ZZ-DR-A-P001	08.11.2017
Site plan	Proposed site plan	020271-HNW-00-ZZ-DR-A-P120	08.01.2018
Floor plan	First floor plan	020271-HNW-00-01-DR-A-P221	08.01.2018
Floor plan	Fourth floor plan	020271-HNW-00-	08.01.2018

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		04-DR-A-P224	
Floor plan	Ground floor plan	020271-HNW-00-00-DR-A-P220	08.01.2018
Section plan	Proposed sections	020271-HNW-00-ZZ-DR-A-P330	11.01.2018
Section plan	Proposed sections	020271-HNW-00-ZZ-DR-A-P331	11.01.2018
Details plan	Proposed 3D views (sheet 1)	020271-HNW-00-ZZ-VS-A-P912	11.01.2018
Details plan	Proposed 3D views (Sheet 2)	020271-HNW-00-ZZ-VS-A-P917	11.01.2018
Elevation plan	Proposed elevations	020271-HNW-00-ZZ-DR-A-P320	11.01.2018
Site plan	Proposed site plan	020271-HNW-00-ZZ-DR-A-P120	08.01.2018
Roof plan	Roof plan	020271-HNW-00-05-DR-A-P225	08.01.2018
Floor plan	Second floor plan	020271-HNW-00-02-DR-A-P222	08.01.2018
Floor plan	Third floor plan	020271-HNW-00-03-DR-A-P223	08.01.2018
Details plan	Typical details	020271-HNW-00-ZZ-DR-A-P400	08.01.2018
Photos	Proposed photomontage	020271-HNW-00-ZZ-VS-A-P920	11.01.2018

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall demonstrate co-ordination with the construction works for Piries Place and provide for, but not be limited to:
- i. An indicative construction and demolition programme;
  - ii. Construction working hours;
  - iii. Details of public engagement both prior to and during construction works;
  - iv. The anticipated number, frequency and types of vehicles used during construction;
  - v. The method of access and routing of vehicles during construction;
  - vi. The parking of vehicles by site operatives and visitors;
  - vii. Loading and unloading of plant and materials and waste;
  - viii. Storage of plant and materials used in constructing the development;
  - ix. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
  - x. 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)

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- xi. The location and details of the erection and maintenance of security hoarding, including details on how access to existing businesses will be maintained throughout works;
- xii. The provision and location of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- xiii. Measures to control the emission of dust and dirt during construction;
- xiv. A scheme for recycling/disposing of waste resulting from demolition and construction works;
- xv. Details of how the construction phase will promote the use of lower emission vehicles and low emission fuels, as well as reducing vehicular movements to and from the site.
- xvi. A site plan indicating the location of relevant features listed above.

*Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby businesses and residents during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

- 4 **Pre-Commencement Condition:** No development, other than works of demolition, shall commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

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

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

*Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).*

- 6 **Pre-Commencement Condition:** Within 6 months of the date of commencement, finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles for the development shall have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should clearly demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event. The information to be submitted and approved shall include full details of the maintenance and management of the SuDS system, set out in a site specific maintenance manual. The scheme shall subsequently be implemented and thereafter maintained in accordance with the approved designs.

*Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 & 38 of the Horsham District Planning Framework (2015).*

- 7 **Pre-Commencement Condition:** No development shall commence, other than works of demolition, until a schedule of all external materials and finishes and colours have been submitted to and approved in writing by the Local Planning Authority (in consultation with Local Members). Materials to be approved shall include (but not limited to) glazing at primary stair core, proposed bricks, bonding pattern, details of 'PIRIES PLACE' lettering, metal cladding, bronze doors and signage, anti-climb mesh. All materials used in the construction of the development hereby permitted shall conform to those approved.

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*Reason: As this matter is fundamental 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).*

- 8 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until a Arboricultural Method Statement detailing measures to protect and retain trees to be retained on site and adjacent the site has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. The development shall be implemented strictly in accordance with agreed details.

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

- 9 **Pre-Commencement Condition:** Prior to the commencement of development hereby approved (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, including asbestos contamination, of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- a) A preliminary risk assessment which has identified:
  - o all previous uses
  - o potential contaminants associated with those uses
  - o a conceptual model of the site indicating sources, pathways and receptors
  - o 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.
- c) The site investigation results and the detailed risk assessment (b) 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.

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

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

- 10 **Pre-Commencement (slab level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until an updated assessment on the potential for noise from the development (in conjunction with the adjacent Piries Place development) affecting residential or commercial properties in the area has been submitted to and approved in writing by the Local Planning Authority. If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall also be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of first use of the car park and shall be permanently retained and maintained thereafter.

*Reason: As this matter is fundamental in the interests of neighbouring amenities by ensuring an acceptable noise level for the occupants of all nearby residential and commercial premises and in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

- 11 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Condition 9 are complete, and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

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

- 12 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, full details of the hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The approved soft landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. 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. Details of hard landscaping should include (but not limited to) all hard surfacing materials and layout, details of proposed street furniture including cycle stands, and details of CCTV provision. Details of soft landscaping shall include (but not limited to) details of the living wall (including planting design, species, separation distances etc), the ground floor concrete planters (including elevations, species etc), trailing ivy planters, and infill planting on Park Way verge.

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

- 13 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, a landscape management plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas, and for the living wall if proposed to be managed by a different party, shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

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

- 14 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, a plan showing the layout of the proposed 'motorcycle parking, local information, and pay station' area located at ground floor level of the car park hereby permitted, shall have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that a safe and legible shared space is provided in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

- 15 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, full details of the Changing Places facility including internal layout and all equipment / facilities to be installed, shall have been submitted to and approved in writing by the Local Planning Authority. The Changing Places facility shall be installed in full accordance with the approved details and made available for use prior to first use of the car park, and shall be retained and maintained as such thereafter.

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*Reason: To ensure that the needs of people with disabilities are satisfactorily provided for in accordance with Policy 42 of the Horsham District Planning Framework (2015).*

- 16 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, the electric vehicle charging bays shown on approved Proposed Site Plan [Ref: P120] shall have been constructed and made available for use. The electric vehicle charging bays shall thereafter be retained and maintained as such for their designated use.

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

- 17 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, a lighting plan showing the overall impact of the proposed lighting in accordance with the 'ILP Guidance Notes for the Reduction of Obtrusive Light (2011)' shall have been submitted to and approved in writing by the Local Planning Authority. The lighting plan shall be installed in full accordance with the approved details and be retained and maintained as such thereafter

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

- 18 **Regulatory Condition:** Prior to the first use of any part of the development hereby permitted, the cycle parking facilities serving it shall have been constructed and made available for use in accordance with approved drawing number [P120]. The cycle parking facilities shall thereafter be retained as such for their designated use.

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

- 19 **Regulatory Condition:** Prior to any works of demolition, alternative means of fire escape for residents of Burtons Court shall be implemented and retained throughout the construction of the development hereby permitted.

*Reason: In the interest of fire safety and in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

### Note to Applicant

The applicant is advised to look into the potential to increase the number of proposed public toilet facilities and car park pay stations. This advice is in response to the discussion at the Planning Committee (North) Meeting on 6th February 2018 where Members raised concerns about these facilities.

### Note to Applicant

Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at [www.planningportal.gov.uk/planning/applications/paperforms](http://www.planningportal.gov.uk/planning/applications/paperforms) .

### Note to Applicant

Please note that Southern Water require a formal application for connection to the water supply in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire (tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

### Note to Applicant

A Surface Water Drainage Statement is a site-specific drainage strategy that demonstrates that the drainage scheme proposed is in compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems. An Advice Note and a proforma for the statement can be found using the following link <https://www.horsham.gov.uk/planning/development-management>.

### Note to Applicant

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

### Note to Applicant

The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

### Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017. **This development constitutes CIL liable development.**

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

### Note to Applicant:

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

## **ADDITIONAL INFORMATION**

### **Planning Permission – Important Provisos**

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street

Naming page on the Council's website or alternatively e-mail [streetnaming@horsham.gov.uk](mailto:streetnaming@horsham.gov.uk) or telephone 01403 215139.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

### **Compliance with the Approved Plans and Conditions**

The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

### **Amendments**

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

### **Monitoring**

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

### **Conditions Compliance**

Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

### **Right of Appeal**

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or on-line at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)