Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0805
Land South of Platts Roundabout, Newbridge Road, Billingshurst, West Sussex,

DESCRIPTION:
Reserved matters application pursuant to Condition 2 of outline planning permission DC/24/1989 (Variation of condition 1 and 17 of previously approved application reference DC/22/0518 (Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout) regarding revised masterplan and reference to the proposed footpath and Discharge Details in relation to Conditions 5, 6 part ii, 7, 8, 9, 12, 15 and 20).

RELEVANT PLANNING HISTORY:

DC/22/0518	Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout.	Application Permitted on 07.10.2022.
DISC/24/0035	Approval of details reserved by condition 6 part (i) to approved application DC/22/0518.	Application Permitted on 03.05.2024
DC/24/1989	Variation of condition 1 and 17 of previously approved application reference DC/22/0518 (Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout) regarding revised masterplan and reference to the proposed footpath.	Application Permitted on 12.02.2025.

SITE AND SURROUNDS
The 1.5ha site is situated on the western edge of Billingshurst (outside the defined Built-up Area Boundary), on an area of agricultural land located between the A272 and A29 at Platts Roundabout. The site and the relationship with its surrounds is the same as described under DC/19/0295, save for the recent construction that has taken place in Phase 1 (immediately to the north of the site).

Access to the site is provided by an internal roadway connecting from the A272 which has recently been completed as part of works to facilitate the construction of approved development within Phase 1. The site is not subject to any statutory designations.

DETAILED DESCRIPTION
This application has been submitted to approve the matters reserved under the outline planning permission DC/24/1989 relating to scale and appearance of each building, access within the site, and landscaping of the development pursuant to condition 2 of the decision notice, for the redevelopment of the site to provide flexible employment space. The main site access and layout were matters fixed at outline stage.

Initially, this application also provided details to discharge the details reserved by conditions 5, 6 part ii, 7, 8, 9, 12, 15 and 20 of DC/22/0518, however these details have instead been considered and discharged under application DC/24/1989.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
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 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
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 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Billingshurst Neighbourhood Plan (2021)
Policy BILL 1: Billingshurst Built-Up Area Boundary
Policy BILL 3: Energy Efficiency and Design
Policy BILL 7: Retaining and Enhancing the Vitality and Viability of the Village Centre
Policy BILL 10: Flexible Workspaces
Policy BILL 12: Protection and Enhancement of Key Movement Routes
Policy BILL 13: Public Car Parking
Policy BILL 16: Multi-Value Sustainable Drainage Systems
Policy BILL 17: Views to St Mary's Church

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

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

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

West Sussex Joint Minerals Local Plan (2018)
Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES
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

Consultations:
INTERNAL CONSULTATIONS
HDC Landscape Architect: No Objection.

HDC Housing: No Comment.

HDC Economic Development: No Objection.

OUTSIDE AGENCIES
WSCC Highways: No Objection

Environment Agency: No views received.

Natural England: No comments.

Billingshurst Parish Comments: No Objection.

Representations:
None received.

Member Comments:
None received.

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

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

This is a Reserved Matters application following the original outline approval under DC/22/0518, as amended by DC/24/1989 dated 12.02.2024. This application also seeks to discharge the details reserved by conditions 5, 6 part ii, 7, 8, 9, 12, 15 and 20 of DC/24/1989. The application parcel lies within the wider Phase 2 of the consented development, where end uses were approved as E(g)(ii) and (iii), B2 and B8. The parcel is located to the south and south west of the Phase 1 Petrol Station.

Outline permission was granted under ref: DC/22/0518 on 07.10.2022 for the redevelopment of the site to provide flexible employment space (Use Classes) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout.

The Outline application under DC/22/0518 was only subject to 'access' and 'layout' being considered, with all other matters reserved. The Outline element (Phase 2) was described as comprising 4,627sqm of E(g)(ii) and (iii), B2 and B8 Use Class floorspace, plus parking for 70 cars.

As such, the principle of development, insofar as a E(g)(ii) and (iii), B2 and B8 Use Class floorspace, has already been established as acceptable, and is not a matter for further consideration under this application.

Outline Permission DC/22/0518 was recently amended by DC/24/1989 dated 11.02.2024 which varied conditions 1 and 17 to allow for a revised layout, therefore this application for reserved matters consent and the associated agreement of details reserved by condition relates to this latter permission DC/24/1989.

Policy Context:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Reserved matters:

Regulatory (Time) Condition 2:

(a) Approval of details relating to the scale and appearance of each building, access within the site, and landscaping of the development (hereinafter called "the Reserved Matters"); shall be obtained from the Local Planning Authority in writing before any development of this phase is commenced.

(b) Plans and particulars of the Reserved Matters referred to in condition (a) above, relating to the scale and appearance of each building, access within the site, and landscaping of the development shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(c) Application for approval of the Reserved Matters shall be made to the Local Planning Authority before 07.10.2025.

(d) The development hereby permitted shall be begun either before 07.10.2025, or before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development of the Outline element in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

Scale and Appearance

The 4,627sqm floorspace is proposed to be separated out into 9 units varying between 159sqm and 743sqm in gross internal area. The units are proposed to split between two buildings, both with an overall height of 7.6mm at the eaves and extending to 8.8m at ridge level and creating a shallow roof pitch. The roofs are proposed to be in a hipped roof style minimising the impact of the building from views along the A272 to the west. The proposed heights also meet internal minimum height requirements. Elevational drawings submitted with this application illustrate how the terraced design of the site will work the development to the north of this site and soften views from the A272 to the north. It is therefore considered that the proposed building height is acceptable in this location and carefully considers and minimises short and long range views of the site.

The buildings are proposed to be finished in a combination of horizontal ribbon silver metal cladding with natural timber vertical cladding along the upper half of the building with the exception of where the roller door shutters are located. The use of timber cladding helps to soften the visual massing of the building from longer range views while the silver colour will help the buildings to blend into the skyline. The roofs will also be finished with a neutral grey metal cladding, similarly, to assist with the buildings'

assimilation into the wider landscape. Officers consider that the proposed finishing materials both reflects the industrial nature of the site use and the softer surrounding landscape character. It is therefore considered that the proposed finishing materials are acceptable.

Within their comments, the Landscape Architect highlights that as identified within the submitted LVIA addendum, the proposed development will stand out above the existing tree canopy silhouette and will be more prominent in view from viewpoint 7 than the approved Outline layout. However, taking into account proposed building materials, the building being broken down by the timber cladding, they are satisfied that the proposal is unlikely to give rise to adverse effects over and above those originally considered when the principle of development was established at outline consent. Accordingly, the Landscape Architect raises no objection with regard to scale and appearance.

In summary, the scale and appearance of the proposed units are considered to accord with the character of the approved buildings in adjacent Phase 1, as well as indicatively for Phase 2 at Outline stage, and has been sensitively designed to minimise impacts to long and short views, and assimilate into the wider landscape, and therefore is considered to be acceptable.

Access and Parking

Access to the site is via an extended internal road from Phase 1 and the main site entrance. This then extends south along the frontages of units 1-4 and also branches off to the west along the frontages of units 5-9. An HGV turning circle is included at the western end by units 8 and 9. 52 car parking spaces are proposed outside each unit and around the edges of the HGV turning circle, with an accessible parking space and car sharing bay for each unit.

WSCC Parking Guidance at New Developments recommends between 1 space per 30sqm for gross E(g)(iii) floorspace and 1 space per 100sqm for gross B8 floorspace. At Outline, WSCC Highways identified that 154 parking spaces would be required as a worse-case scenario and requested further information at Reserved Matters as 70 spaces were suggested. Accordingly, the applicant has submitted a Transport Statement which proposes 52 parking spaces, including 9 car sharing bays, 9 accessible parking bays (above the 5% minimum WSCC requirement) and 6 motorcycle bays. This quantum of parking is evidence by full TRICS forecasting, which identified a peak at 46 vehicles. This peak would be within the proposed 52 spaces. 52 spaces accord with WSCC's maximum car parking standards and has been evidenced by TRICs to be sufficient to accommodate peak vehicle numbers, therefore Officers are satisfied that sufficient parking is proposed.

16 single and double EV charging points as well as 8 passive vehicle charging points are proposed across the site, outside each unit, which is above the minimum 20% WSCC requirement for EV charging infrastructure. 22 covered Sheffield style cycle parking spaces are proposed along the north of the site opposite units 7 and 8 and outside units 1-4, which accords with WSCC cycle parking guidance of 1 space per 200-500sqm for staff and 500-1000sqm for visitors. Therefore, Officers are satisfied that the proposed EV charging provision and cycle parking is sufficient and appropriately located across the site.

WSCC Highways have reviewed the application and have raised no objection to the details shown with regard to access and parking provision.

Hard and Soft Landscaping

The submitted Design and Access Statement sets out the 4 character areas within the site. These comprise of a landscape buffer along the eastern, southern and western site boundaries, the attenuation basin pond in the northwest corner of the site, the entrance and approach to the site along the northern site boundary, and the development plots (excluding the internal areas). The landscape buffer and entrance and approach areas largely consist of tree and ticket mix planting, which transitions to ornamental shrub planting and then rich lawn turf mix towards the units and hardstanding areas. This largely reflects that indicated at Outline and an addendum to the LVIA has been provided accordingly. For the basin pond, a meadow mixture for wetlands is proposed to work with the SuDS. A full planting schedule is included within the submitted Landscape General Arrangement Plan, including details of species in Latin, specification, height, density, pot size and area.

In terms of hardstanding, the internal access roads are proposed to be finished in tarmac, with brushed concrete for the unit service yards. Natural block paving is proposed for the vehicle parking areas and charcoal block paving is proposed for the pedestrian areas. Well consolidated gravel is proposed along the non-frontage building boundaries. The proposed hardstanding reflects comments raised by the Landscape Architect as part of the consideration of this application.

Accordingly, the Landscape Architect is satisfied with the proposed landscaping and raises no objection. Officers also consider that the proposed landscaping is appropriate, reflects that indicated at Outline and will help with integrating the site into the wider surroundings. Furthermore, Officers are satisfied with the level of landscaping detail provided. Therefore, Officers consider that the proposed hard and soft landscaping is acceptable.

Conclusions:

In summary, the development proposed for this parcel of Phase 2 is considered to be in general accordance with the indicatively shown details approved at Outline stage. The scale of the proposed buildings (within use classes E(ii) and (iii), B2 and B8) are considered to be appropriate in the context of the development that has been approved in the wider site, and the design and appearance of the proposed building is acceptable. The landscaping scheme has been assessed and the proposed hard and soft landscaping is considered acceptable and appropriately transitions and respects the rural character to the south.

It is considered that the parking is sufficient to accommodate the daily needs of the business unit and meets the WSCC guidance requirements, including on cycle parking provision, EV charging and accessible parking bays. No objections to this Reserved Matters application from the Council's consultees and specialists have been received.

As such, subject to the conditions listed below, it is recommended that the proposed details for development in this parcel, are approved.

Recommendation: PERMIT APPLICATION.

Conditions:

1 Approved Plans

2 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the hard and soft landscaping have been completed in accordance with the approved plans reference [Landscape General Arrangement Plan Sheet 1 of 3: 120 Rev A, Landscape General Arrangement Plan Sheet 2 of 3: 121 Rev A, and Landscape General Arrangement Plan Sheet 3 of 3: 122 Rev A]. The hard and soft landscaping shall thereafter be maintained in accordance with the approved details.

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

Reason: To ensure a satisfactory development that is sympathetic to the landscape 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).

3 **Pre-Occupation Condition**: Prior to the first occupation (or use) of any part of the development hereby permitted, the car parking, motorcycle parking, turning and vehicular/pedestrian access facilities and EV charging points serving it shall be implemented in accordance with approved drawing number [Proposed Block Site Plan 101 Rev B] and shall be thereafter retained as such.

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

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number [Proposed Block Site Plan 101 Rev B]. 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).

5 **Pre-Occupation Condition**: Prior to the first occupation (or use) of any part of the development hereby permitted, a scheme to show the passive ducting to provide for future EV charge points / upgrading within the site, along with a timeline for the implementation of such works, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: Prior to the first occupation (or use) of any part of the development hereby permitted, the fire hydrant shall be in place and ready for use in accordance with the approved drawing reference [Proposed Block Site Plan 101 Rev B] and the Fire and Rescue Service shall be notified once the fire hydrant is in place and ready for use.

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

7 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on approved drawings reference [Proposed Elevation Plans, Units 1 - 4: 112 and Proposed Elevation Plans, Units 5-9: 113] unless details of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex County Council. It is advised to discuss proposals for any works at an early stage of proposals.

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

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.

Plans list for: DC/24/0805

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan	Proposed	101 B	17.09.2024
Location plan		100	24.05.2024
Block plan	Existing	102	24.05.2024
Section plan	Typical Proposed Site	103	24.05.2024
Floor plan	Units 1-4 proposed	110	24.05.2024
Floor plan	Units 5-9 proposed	111	24.05.2024
Elevation plan	Proposed Units 1 - 4	112	24.05.2024
Elevation plan	Proposed Units 5-9	113	24.05.2024
Roof plan	Proposed units 1-4 and 5-9	114	24.05.2024
Layout plan	Landscape general arrangement 1 of 3	120 A	17.09.2024
Layout plan	Landscape general arrangement 2 of 3	121 A	17.09.2024
Layout plan	Landscape general arrangement 3 of 3	122 A	17.09.2024
Block plan		101 B	17.09.2024
Layout plan		120 A	17.09.2024
Layout plan		121 A	17.09.2024
Layout plan		122 A	17.09.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 07.02.2025

Authorising Officer sign/initial Adrian Smith Date: 12/02/2025