



17 November 2020

Planning Department
Horsham District Council
Parkside
Chart Way, Horsham
West Sussex
RH12 1RL

Planning Ref: [REDACTED]

SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Sir/Madam

RE: DC/20/2143 Storrington Squash Club, Greyfriars Lane, Storrington

Thank you for consulting the Historic Environment Advisor to Horsham District on the above planning application.

Recommended refusal	
No historic environment objections	X
Recommended Approval subject to attached conditions	
Further information required	
Recommend discharge condition	

The Historic Environment Record indicates that the proposed development lies within a sensitive area of heritage assets along Greyfriars Lane in the historic settlement of Storrington. However, the proposed development has limited potential for below ground disturbance and is unlikely to currently significantly impact any known archaeological deposits. Therefore, no archaeological recommendations are therefore being made with regard to this application.

If you have any further questions please do not hesitate to contact me.

Yours sincerely

Maria Medlycott MA, MCIfA, FSA





27th January 2021

Matthew Porter
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

By email only

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Horsham District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Dear Matthew,

Application: DC/20/2143
Location: Storrington Squash Club Greyfriars Lane Storrington Pulborough West Sussex RH20 4HE
Proposal: Upgrading and re-surfacing of the existing car park, including parking bay delineation, installation of an entrance barrier, and hard and soft landscaping.

Thank you for consulting Place Services on the above application.

Recommended Refusal	
No ecological objections	
Recommended Approval subject to attached conditions	Yes
Further information required	
Recommended Discharge of condition	

Summary

We have reviewed the information supplied by the applicant and we are satisfied that there is sufficient ecological information for determination.

No ecological documents have been submitted with this application. The Multi-Agency Geographic Information for the Countryside (MAGIC) map identifies that there are two ponds within 200m of the site, on the opposite side of Grey Friars Lane and 2 European Protected Species Licence for Great Crested Newt has been returned within 100m of the site. However, the proposals for the re-surfacing of the existing car park, including parking bay delineation, installation of an entrance barrier and hard/soft landscaping. As



the proposals are focused on an existing area of hard standing, it is anticipated that no protected or Priority species will be affected by the proposals.

Paragraph 170d of the National Planning Policy Framework 2019 also includes that any planning application should secure measurable net gains for biodiversity. Given the scope of this application, we recommend that this could be through the provision of a bird or bat box on a tree within site. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured by a condition of any consent.

The site is also within the wider conservation area for The Mens Special Area of Conservation (SAC). We note that the LPA will need to prepare a Habitats Regulations Assessment screening report for this application so any significant impacts e.g. lighting, or severance of flightlines needs to be assessed for impacts on Barbastelle bats.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013. In terms of biodiversity net gain, the enhancements proposed will contribute to this aim.

Submission for approval and implementation of the details below should be a condition of any planning consent:

Recommended conditions

1. PRIOR TO BENEFICIAL USE: BIODIVERSITY ENHANCEMENT STRATEGY

"A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans;*
- d) persons responsible for implementing the enhancement measures;*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO BENEFICIAL USE: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

"A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.



All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

Recommended informatives:

1. GREAT CRESTED NEWTS

Should any great crested newts or evidence of great crested newts be found prior to or during the development, all works must stop immediately and a suitably qualified ecologist should be contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

2. GENERAL GOOD PRACTICE MITIGATION TO AVOID ECOLOGICAL IMPACTS

To avoid killing or injuring small animals which may pass through the site during the construction phase, it is best practice to ensure the following measures are implemented:

- a) Trenches, pits or holes dug on site should be covered over at night. Alternatively, ramps (consisting of a rough wooden plank) or sloped/stepped trenches could be provided to allow animals to climb out unharmed;
- b) materials should be kept off the ground on pallets to prevent small animals seeking refuge;
- c) rubbish and waste should be removed off site immediately or placed in a skip, to prevent small animals using the waste as a refuge.

Please contact me with any queries.

Yours sincerely

Sue Hooton CEnv MICEEM BSc (Hons)

Principal Ecological Consultant

Place Services at Essex County Council

Place Services provide ecological advice on behalf of Horsham District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:Matthew Porter
FROM:	WSCC - Highways Authority
DATE:	29 December 2020
LOCATION:	Storrington Squash Club Greyfriars Lane Pulborough RH20 4HE
SUBJECT:	DC/20/2143 Upgrading and re-surfacing of the existing car park, including parking bay delineation, installation of an entrance barrier, and hard and soft landscaping
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The Local Highways Authority has been re-consulted on this proposal following submission of amended proposal description. The revised documents state that there will be no alterations to the existing access internally nor there will be any alterations to the existing access at the adjoining point with Greyfriars Lane.

Please consider highways comments provided on 02/12/2020 when deciding this application.

Anastasia Toleva
West Sussex County Council – Planning Services



Local Policing Support Team

Your Ref: DC/20/2143

Our Ref: LM/HOR/20/06A

Date 16th November 2020

Contact Name: Lee Melbourne

Tel: 01273 404 535 ext: 540137

Mobile No: [REDACTED]

Dear Mr Porter,

RE: Storrington Squash Club Greyfriars Lane Storrington Pulborough

Thank you for your correspondence of the 12th of November 2020, advising me of a planning application for Outline Application for the change of access to the site. Creation of a new entrance, turning head and carpark with all matters reserved except layout and access at the above location, for which you seek advice from a crime prevention viewpoint.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. With the level of crime and anti-social behaviour in Horsham district being above average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends and site specific requirements should always be considered.

The applicant may wish to consider applying for a Parkmark accreditation for the car parking area. Parkmark and the Safer Parking Scheme is owned by Police Crime Prevention Initiatives Ltd on behalf of the police service and managed by the British Parking Association. It is aimed at reducing both crime and the fear of crime in parking facilities. Details can be found at www.parkmark.com

From a crime prevention perspective thought should be given to the siting of a CCTV system for the prevention and detection of crime within the car park.

Mr Porter
Planning Officer
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Details regarding CCTV and Data Protection can be found at the Information Commissioners Office website at: https://icosearch.ico.org.uk/s/search.html?query=CCTV&collection=ico-meta&profile=_default

CCTV guidance for police requirements:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378449/09-05-UK-Police-Requireme22835.pdf

With regards to any proposed landscaping as a general recommendation where good visibility is needed shrubs should be selected to have a mature growth height no higher than 1 metre, and trees should have no foliage or lower branches below 2 metres which allows 1 metre field of view between them.

Finally, lighting throughout the car park will be an important consideration and where it is implemented it should conform to recommendations within BS 5489-1:2013

Thank you for giving me an opportunity to comment.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

Yours sincerely

Lee Melbourne
Designing Out Crime Officer
Sussex Police Headquarters

COMMITTEE APPLICATIONS

POST-COMMITTEE REPORT

APPLICATION NO. / ADDRESS:

DC/20/2143

Storrington Squash Club Greyfriars Lane Storrington

Full permission for upgrading and re-surfacing of the existing car park, including parking bay delineation, installation of an entrance barrier, and hard and soft landscaping

Since the committee report was published, the following matters have been updated:

Notification that Storrington Parish Council had withdrawn their representation.

At the Committee Members were advised Storrington Parish Council had withdrawn their stated wish to speak at the Committee meeting. As this was the only reason why the application was presented at Committee, Officers advice was that a decision in accordance with the officer recommendation could now be made under delegated powers.

Members were given the opportunity to discuss the item or confirm they were satisfied the item be removed from the agenda and a decision made under delegated powers. Subject to the inclusion of a condition requiring electric car charging point ducting within the car park, Members agreed to remove the item from agenda and for a decision to be made under delegated powers.

RESOLVED:

At its meeting on 16 February 2021, the Planning (South) Committee resolved to delegate powers to approve planning permission, in accordance with the Officer recommendation for approval, subject to an additional condition that secures provision for electric car charging point ducting, as set out below:

6. Pre-Occupation Condition: No part of the development hereby permitted shall occupied until a scheme for the provision of electrical vehicle charging point ducting has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

A decision to approve planning permission based on the above, can now be issued.

CASE OFFICER

Sign: Matthew Porter

Date: 17-02-2021

AUTHORISING OFFICER

Sign: Adrian Smith

Date: 17/02/2021



Directorate of Planning
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Your ref
DC/20/2143

Our ref
PLAN-036683

Date
30/12/2020

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Upgrading and re-surfacing of the existing car park, including parking bay delineation, installation of an entrance barrier, and hard and soft landscaping.

Site: DC/20/2143: - Storrington Squash Club, Greyfriars Lane, Storrington, Pulborough, West Sussex, RH20 4HE.

Thank you for your letter dated 17/12/2020.

Southern Water would have no objection for the above proposal.

The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to: Developer.Services@southernwater.co.uk.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

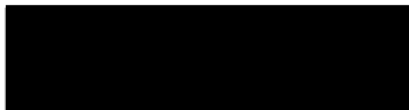
It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.



For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

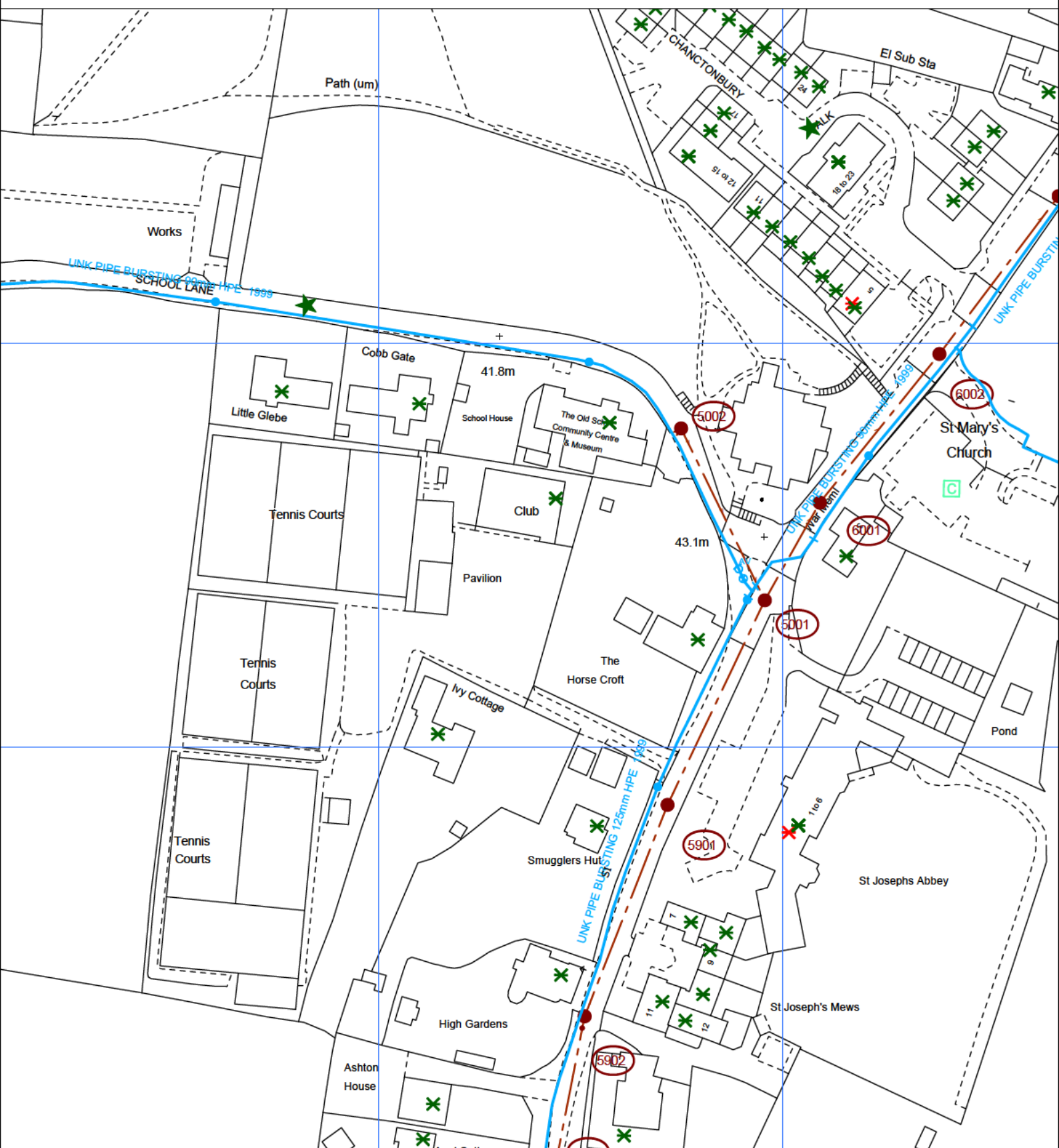
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of
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O.S. REF: TQ0814SE

Scale: 1:1250

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: sheetyv

Date: 29-12-2020

Southern Water MapGuide Browser

Requested By:



From: Matthew.Porter
Sent: 04 January 2021 16:00
To: Matthew.Porter
Subject: FW: DC/20/2143 Storrington Squash Club Greyfriars Lane Storrington

From: Ian Stocks <ian.stocks@westsussex.gov.uk> **On Behalf Of** FRS Water and Access
Sent: 04 January 2021 14:38
To: Matthew.Porter <Matthew.Porter@horsham.gov.uk>
Subject: RE: DC/20/2143 Storrington Squash Club Greyfriars Lane Storrington

Afternoon Matthew,

I would agree that the plans are not that clear. it would appear part of the turning head is only 3.05 metres wide and not the required 3.7 metres, also the access width is only 3.05 metres wide and not the required 3.7 metres.

So the turning head does not meet with the required turning space, I have attached a diagram showing the required space for a fire appliance to turn and make an exit.

Considering the narrow width of the access route I am not sure that a fire appliance would be capable to turning into the car park area, so would need to attend a car fire from the access road / lane.

Is the Car Park linked with the Clubhouse and if not is this route to the access to the Clubhouse.

Hope this answers your question.

Regards

Ian Stocks

Ian Stocks – Water and Access Manager
Water and Access Office
West Sussex Fire and Rescue Service [West Sussex County Council](https://www.westsussex.gov.uk)
Location: Bognor Fire Station, West Meads Drive, Bognor, PO21 5TB
Phone: 0330 222 3117 | E-mail: frs.waterandaccess@westsussex.gov.uk

Living Our Values Every Day



From: Matthew.Porter
Sent: 07 January 2021 11:08
To: Matthew.Porter
Subject: FW: DC/20/2143 Storrington Squash Club Greyfriars Lane Storrington

From: Ian Stocks <ian.stocks@westsussex.gov.uk> **On Behalf Of** FRS Water and Access
Sent: 05 January 2021 15:38
To: Matthew.Porter <Matthew.Porter@horsham.gov.uk>
Subject: RE: DC/20/2143 Storrington Squash Club Greyfriars Lane Storrington

Afternoon Matthew,

As the planning application is for an open car park and not a building the Fire Service do not actually have jurisdiction over access to the car park. The car park is not a multi-story building and is in fact an tarmacked open space, there is little danger to the public as they could walk away from a fire and there is no risk to a building as there is sufficient boundary between the car park and any property. So if a car were to catch fire we would then have to attend from the access road.

Hope this makes sense to you.

Regards

Ian

[Ian Stocks](#) - Water & Access Manager

West Sussex Fire and Rescue Service West Sussex County Council

Location: Water and Access Office, Bognor Fire Station, West Meads Drive, Bognor Regis,
PO21 5TB

Phone: 0330 222 6988 Mobile: 07921 291 051

Office Phone: 0330 222 3117 | E-mail: frs.waterandaccess@westsussex.gov.uk

Living Our Values Everyday

