Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0137
Wickhurst Square , Sargent Way, Broadbridge Heath, West Sussex, RH12 3XS

DESCRIPTION:
Approval of details reserved by conditions 11 and 15 to approved application DC/19/1221

RELEVANT PLANNING HISTORY:

DC/19/1221	Variation of condition 1 of previously approved application DC/19/0731 [Variation of condition 1 of previously approved application DC/17/0388 (Erection of the Neighbourhood Centre at Wickhurst Green including nursery (Class D1 Non-residential institution), 1No. anchor retail store (Class A1 Retail), 3No. flexible commercial units (Classes A1 Retail, A2 Financial Institutions, A3 Restaurants / Cafes), 24No. apartments, office building (Class B1 Office) with associated parking and landscaping, including the downgrading of the A264.) Relating to the creation of a mezzanine floor in the nursery area of the Neighbourhood Centre. Creation of four new high level windows, a new door and a small cantilevered walkway.] Proposed widening of uses within units 2, 3 and 4 to include D1 (veterinary surgery and dental practice) uses.	Application Permitted on 05.09.2019
DISC/19/0032	Approval of details reserved by conditions 9, 11, 15 and 16 on DC/17/0388	Application Permitted on 04.10.2019
DC/17/0388	Erection of the Neighbourhood Centre at Wickhurst Green including nursery (Class D1 Non-residential institution), 1No. anchor retail store (Class A1 Retail), 3No. flexible commercial units (Classes A1 Retail, A2 Financial Institutions, A3 Restaurants / Cafes), 24No. apartments, office building (Class B1 Office) with associated parking and landscaping, including the downgrading of the A264.	Application Permitted on 28.09.2017

PLANNING ASSESSMENT
Planning Application DC/19/1221 was granted consent on 05/09/2019. This permission was for the following:

Variation of condition 1 of previously approved application DC/19/0731 [Variation of condition 1 of previously approved application DC/17/0388 (Erection of the Neighbourhood Centre at Wickhurst Green including nursery (Class D1 Non-residential institution), 1No. anchor retail store (Class A1 Retail), 3No. flexible commercial units (Classes A1 Retail, A2 Financial Institutions, A3 Restaurants / Cafes), 24No. apartments, office building (Class B1 Office) with associated parking and landscaping, including the downgrading of the A264.) Relating to the creation of a mezzanine floor in the nursery area of the Neighbourhood Centre. Creation of four new high level windows, a new door and a small cantilevered walkway.] Proposed widening of uses within units 2, 3 and 4 to include D1 (veterinary surgery and dental practice) uses.

Consent is sought to discharge the details reserved by conditions 11 and 15.

Condition 11:
Pre-occupation condition: The Neighbourhood Centre hereby permitted, including the Parish office, shall not be first occupied unless and until the downgrading works to the existing Broadbridge Heath bypass as shown indicatively on drawing no. P201 rev.B received on 19 May 2017 have been designed, laid out and constructed in all respects in accordance with plans and details that have been submitted and approved by the Local Planning Authority. The plans and details shall include details of all hard and soft landscaping, pedestrian and cycle linkages and measures to restrict the use of the bus lane.

Reason: In the interests of highway safety and to encourage sustainable transport modes in accordance with Policy 40 of the Horsham District Planning Framework (2015).

These details have previously been discharged under DISC/19/0032, which noted that the submitted details the downgrading works to the A281, hard and soft landscaping details and the pedestrian and cycle linkages and measures to restrict the use of the bus lane were included. Correspondence from WSCC Highways on 20.03.2019 confirmed that the downgrading works to the road had been granted technical approval for the Section 278 agreement. Further correspondence dated 03.10.2019 confirmed that the submitted highways detail matched the plans submitted with the now granted technical approval for the Section 278 application. The condition was accordingly discharged under DISC/19/0032 in September 2019.

The wider development intention was to create access into the Wickhurst Square development from the west along Broadbridge Way and from the east off Sargent Way, with a bus route maintained along Broadbridge Way, thus seeking to restrict through traffic along Broadbridge Way, and to redirect this traffic along the new route of the A264. However, despite the use of ANPR cameras, 'No Entry' road markings and signage, it appears that a number of vehicles continue to use the bus route and the car park to travel east – west along Broadbridge Way, creating a traffic and pedestrian hazard within the parking area of Wickhurst Square.

The Local Highways Authority has reviewed the current set of revised details and have provided the following comments:

"The major projects Team have been in discussion with ERE for some time to examine potential interventions to reduce / remove the through traffic movement between Broadbridge Way Bus gate and the Neighbourhood Centre Car Eastern car park.

The purpose of this application is to ultimately ensure the car park is segregated and the ANPR Bus Gate camera is up and running again and then assess the impacts on Sargent Way before looking at other interventions to alleviate 'drive round' issues. However, in the first instance we need to address the 'illegal / inappropriate' movements through the car park.

The plans and submission notes have been discussed with internal colleagues within County Highways and Highway Agreements teams, where no concerns have been raised to the amendments. It is understood that the major projects team will meet with the residents in the coming weeks to discuss matters further."

As explained, it was never the intention for the car park to be a rat-run for cars travelling east-west and vice versa. The previously approved plans to discharge this condition included road signage to achieve this aim, however the data provided show these signs are clearly being ignored by a significant number of vehicles on a daily basis, creating a safety hazard in the car park and at the adjacent shared surface pedestrian and cycle crossing point.

The proposal is for an alternative means of preventing this east-west and vice versa rat running, therefore it remains in accordance with the masterplan requirements for the downgraded C622 to be an estate access road rather than a through route for traffic otherwise directed to the new A264/281 by-pass to the south. The severance of the retail car park with the bollards would achieve this.
Subsequent to the installation of these bollards traffic will either divert down Sargant Way or back to the

new by-pass, and in time more of this traffic should disperse to the A264/281 as originally intended. Whilst it is acknowledged that some increase in traffic on Sargent Way may result, this would not be greater traffic than would otherwise be taking this route had the existing rat-running restrictions in the car park been respected by the traffic. It is understood WSCC Highways are continuing to monitor the volumes of traffic and engage with the community to see if further interventions may be required on Sargent Way to deter this through traffic further.

On the basis that the proposed bollards serve to achieve the original intention of preventing rat-running through the car park, where the previously approved details have failed, the requirements of the condition have been satisfied.

Condition 15:
Pre-occupation condition: No unit within the Neighbourhood Centre hereby approved, including the Parish office, shall be brought into use until the parking, turning and access facilities have been provided to serve the relevant building and uses in accordance with plans and details that have been submitted and approved by the Local Planning Authority. The parking, turning and access facilities shall be retained as such thereafter.

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)

These details have previously been discharged under DISC/19/0032: The submission included details of the parking, turning and access facilities serving the buildings on the site. Following consultation with WSCC Highways, no objection was raised with regards to the detail provided, and was considered satisfactory for the use of the site. Therefore, the submitted details were therefore considered sufficient pursuant to condition 15 and the condition was accordingly discharged under DISC/19/0032 in September 2019.

As per the Highways response set out under Cond 11 above, the works are considered to be part of a suite of works within this area of Wickhurst Square aimed at addressing continued use of the bus route and car park for through traffic movements along Broadbridge Way, despite the original intentions to redirect through traffic along the A264 further south of the development area.

The proposed car park layout shows a row of fixed bollards which would be positioned along the line of existing speed humps within the Wickhurst Square customer car park, creating a physical separation between the east and west halves of the car park thus preventing the ability to drive through the car park. The eastern section would retain 13no. spaces, of which 1 is a marked disabled bay spaces, and which would solely be accessible from Sargent Way. The western half would retain 13no. spaces, 2 of which are marked as disabled bays, with this section only accessible from the accessible section of Broadbridge Way before the bus lane / No entry section.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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: DISC/25/0137
(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
Layout plan	Proposed Car Park Segregation Layout	GA_01 v.01	25.04.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 22.05.2025

Authorising Officer sign/initial Adrian Smith Date: 23/05/2025