



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0130

DESCRIPTION:

Application for Approval of Details Reserved by Condition 10 (hard and soft landscaping) to approved application DC/21/1413 (Demolition of existing retail unit and erection of a replacement retail unit with associated works).

DETAILED DESCRIPTION:

Planning Application DC/21/1413 was permitted on 07.12.2022. This permitted demolition of existing and retail unit and erection of a replacement retail unit with associated works.

Approval was permitted for details pursuant to condition 10 (hard and soft landscaping) previously, on 05-04-2024 under planning decision notice DISC/22/0367.

The replacement retail unit with associated works and the previously approved hard and soft landscaping has all been completed out in accordance with the approvals with one exception, set out below.

The approved details under ref. DISC/22/0367 included the 'Hard Landscaping & External Works' plan (drawing no. 2810-SHP-152 rev. E). This plan demonstrates that in relation to the car parking surface material, approval was granted for most of the car park to be finished with tarmac however several parking bays to be finished with permeable block paving in charcoal. Notwithstanding the approved plan, the block paving that has been installed is brindle coloured block paving instead of charcoal. This application seeks to retrospectively obtain permission for the alternative colour paving, and additional improvements to the pedestrian environment.

This application is seeking to re-discharge condition 10, however the only changes to the details previously approved under application refs. DISC/22/0367 and DISC/24/0210 relate to the colour of the block paving within the car park and the addition of two benches within the application site.

The submitted documents which accompany this application are as follows: • Application Form • Hard Landscaping & External Works (drawings no. 2810-SHP-152 rev. F) • Hard Landscaping & External Works 2 (drawing no. 2810-SHP-153).

RELEVANT PLANNING HISTORY:

DC/21/1413	Demolition of existing retail unit and erection of a replacement retail unit with associated works.	Permitted 07/12/2022
DISC/22/0367	Approval of Details Reserved by Condition 10 (hard and soft landscaping) and 13 (cycle facilities) to approved application DC/21/1413 (Demolition of existing retail unit and erection of a replacement retail unit with associated works.)	Permitted 5th April 2024

CONSULTATIONS

None received.

REPRESENTATIONS

None received.

Other Considerations

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

The application seeks to discharge the details submitted pursuant to condition 10 (hard and soft landscaping).

Condition 10 reads:

Notwithstanding details on the approved drawings, prior to the commencement of above ground works, a detailed scheme of parking provision together with full hard and soft landscaping shall have been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall incorporate all reasonable measures to maximise opportunities for tree retention across the site and to achieve a better-quality public realm. The details shall include plans and measures addressing the following:

- *Details of all retained and proposed planting and seeding, including 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 establishment*
- *Hard surfacing materials – layout, colour, size, texture, coursing, levels*
- *Walls, and other supporting structures – including, location and type of street furniture, planters, bollards, knee rails, refuse and other storage units, lighting columns and lanterns.*

The scheme shall be implemented in full prior to the first commencement of the use hereby approved. The approved landscaping 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 other 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 townscape character of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

ASSESSMENT

Policy 33 of the Horsham District Planning Framework (HDPF) states that development will need to consider, where relevant, the incorporation of appropriate, convenient, safe, and visually attractive areas for the parking of vehicles and cycles. The reason for this policy is to ensure that development is of a high quality, well designed and takes account of the existing character of the area.

The application site is not located within a Conservation Area nor is it located within or adjacent to a listed building. There is significant landscaping along the border of the application site which prevents views from public vantage points, therefore views of the hard landscaping from outside of the Site are

highly limited. The application site is also not located within a sensitive area in terms of its character, being located within the Tandridge Retail Park which consists of large retail units and areas of hardstanding used for parking.

The presence of the brindle coloured brick paviour has been determined from the drainage solution rather than the logic of the parking area arrangement, resulting in a somewhat haphazard visual appearance (which would have been tempered by the use of the approved charcoal colouration, which would have blended with the black top parking areas alongside rather than contrast).

Notwithstanding, HDC Officers acknowledge the visual impact is limited to the immediate store car park, which makes only a very limited wider townscape impact as it is located below the carriageway street scene, concealed behind landscaping and frontage walling.

For these reasons, the brindle coloured paving is not considered to have such a significant adverse impact upon the character of the surrounding area in that its removal is necessary.

Further to this, following Officer negotiations on the basis of the brindle colouration brick remaining in situ (in part having considerations of the logistical impacts from car park part closure for recification), the applicant has now committed to the addition of two benches within the application site, one adjacent to the eastern pedestrian access and another along the southern desire line path. These benches will improve the pedestrian experience within the application site, noting the high levels of footfall along the footpath from Albion Way and will encourage an increased use of the desire line path to the river.

The additional benches located at entry into the site, would also have a meaningful benefit to public realm and townscape street character, all supportable objectives of HDPF Policy and allied horsham town centre planning policy and guidance; Horsham Town Centre Public Realm Strategy and Design Guide 2021; Horsham Town Centre Vision 2017; Horsham Town Plan 2012; and Horsham Town Design Statement 2008)

Overall Conclusions

In summary, notwithstanding limited visual harm confined to the application site, the proposals would achieve a better quality public realm than the previously approved details, and therefore result in more supportable objectives of HDPF policy 33 and allied horsham town centre planning policy and guidance. The submitted details regarding condition 10 are therefore acceptable, pursuant to the condition reasoning.

Recommendation: Application Permitted

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: DISC/26/0130

(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
Supporting Docs Under DISC/22/0367	LANDSCAPE MAINTENANCE & MANAGEMENT PLAN REV A		14.02.2024

