

Loxwood Parish Council

19/01498/FUL

Land At Nursery Green, Loxwood, West Sussex, RH14 0SA

Single retail unit on the ground floor and 2 floors of residential accommodation, 5 no. 2 bed and 5 no. 1 bed flats with associated parking and landscaping.

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Introduction

- This is an important and complex application in terms of location, layout, design, planning history, planning policy and material considerations which will then lead to the application of the “planning balance”
- I will present each of these in turn before opening up the discussion and vote to the councillors

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Location

- The site is approx 1.5 ha and is located in the SE corner of the Nursery Green development
- See next slides

Layout

- See next slides
- Store area 145/1559 sq m/sq ft
- Sales area 232/2502 sq m/sq ft
- 5 one bed flats and 5 two bed flats over 2 floors
- 13 parking spaces for residential located at rear on building
- 3 visitor parking spaces at rear
- 14 retail parking spaces at rear and side
- Deliveries as per slide twice per day with parking in the front layby

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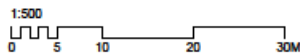
Design

- Building is a pitch roof truncated on the top with solar panels on the flat part of the roof with dormer windows on all four sides
- It has half brick and tile hung elevations
- The top of the building is 9.5 m high
- The roof has slate tiles
- Entrance to the flats and shop is from the front of the building
- Refuse and cycle storage is to the east of the building in a single storey structure with wood doors



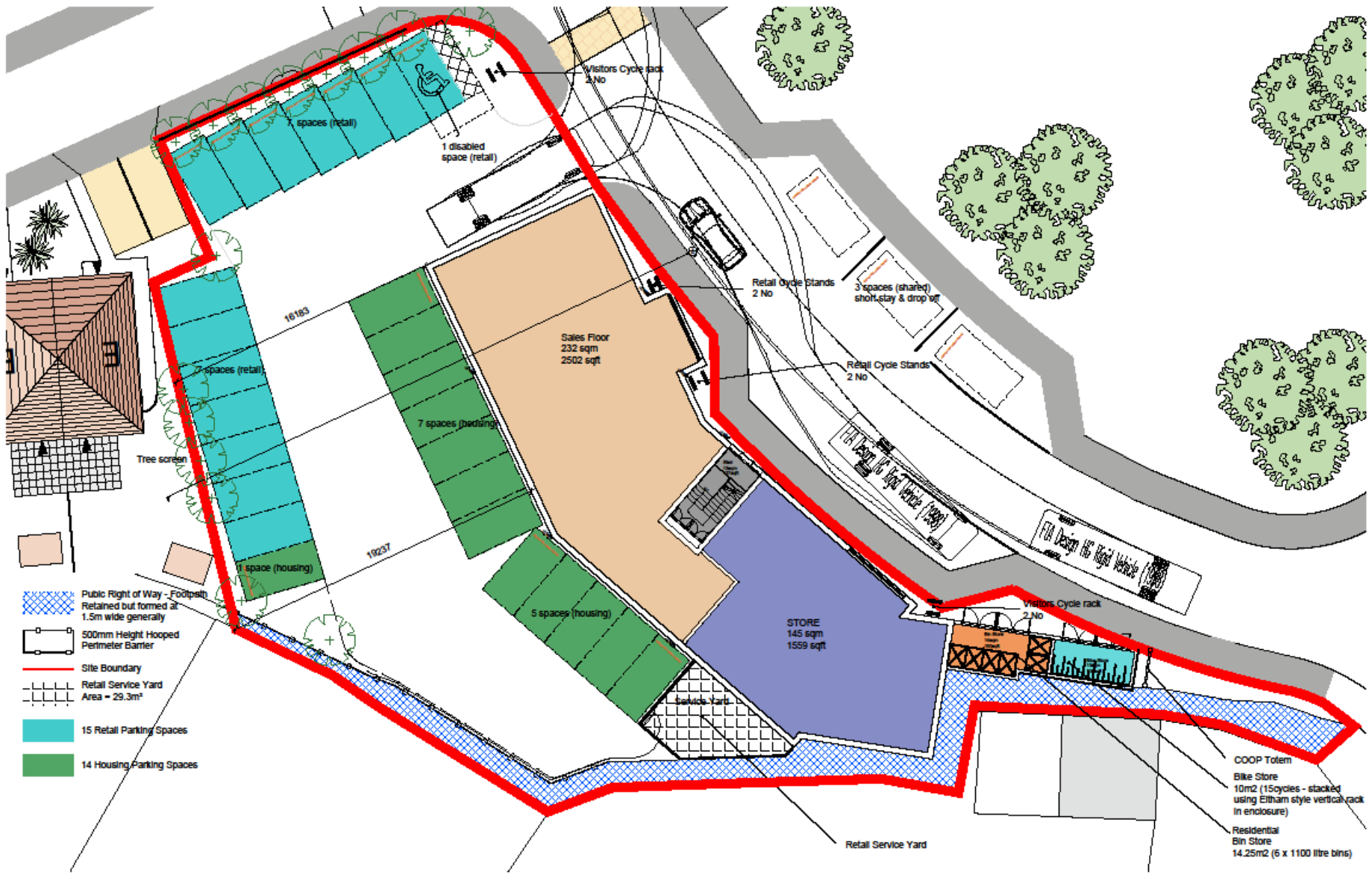
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Revisions
 P2 08.11.18 TF FIRST ISSUE
 Revised Site Stone



Block Plan Project Client: Loxwood, Billingshurst Marda Developments Ltd		Date: OCT 18 Scale @ 1:500
Drawing Number: 2005_002	Drawing Status: P2	Purpose of Issue: Approval

HMY
 Hatched/Conrad/Young LLP/Chartered Architects/
 Leap House/Prig Lane/Toxteth Park/Leam/
 TN1 1YD | 01892 515511 | 01892 515525



-  Public Right of Way - Footpath
Retained but formed at
1.5m wide generally
-  500mm Height Hooped
Perimeter Barrier
-  Site Boundary
-  Retail Service Yard
Area = 29.3m²
-  15 Retail Parking Spaces
-  14 Housing Parking Spaces

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Revisions			
P1	01.10.19	TT	FIRST ISSUE
P2	05.11.19	TT	Revised Service Yard and Bike Store
P3	05.04.19	TT	Revised Parking Layout
P4	05.06.19	TT	Revised SCH to road Store



Proposed Site Plan		Date	OCT 18
Project Client Loxwood, Billingshurst Marda Developments Ltd		Scale @ A3	1:200
Project Number 2005 004	Revision Number P4	Purpose of Issue Approval	

HMV
Head/Contracting/Young/LPJ/Chartered Architects/
Leap House/ Frog Lane/ Torbridge Wells/ Kent
TN11 1YD | 01892 515311 | 01892 515255



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Revisions		
01	03.12.2018	FIRST ISSUE
02	04.01.19	Reduced Messing

Project Front View Visualisation		Date Dec 18	
Project/Client Loxwood, Billingshurst Marda Developments Ltd		Name of A/E NTS	
Job Reference 2005_022		Purpose of Issue Approval	
Drawing number P2		Revision P2	

HMY

HazMcComackYoung LLP Chartered Architects
 Leap House Ping Lane Tunbridge Wells Kent
 TN11 1YU | 01892 515011 | 01892 515285



Proposed North East Elevation



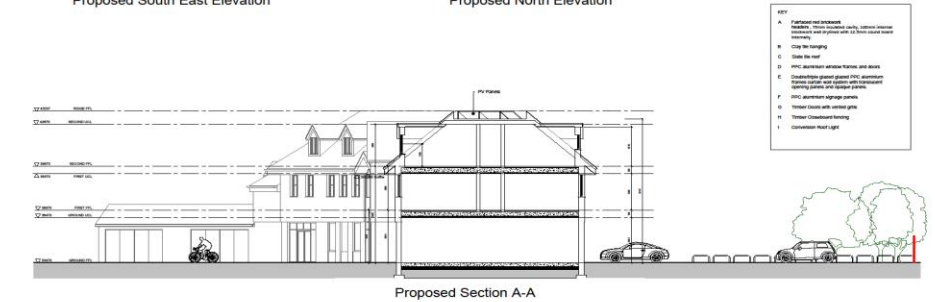
Proposed South West Elevation



Proposed South East Elevation

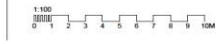


Proposed North Elevation



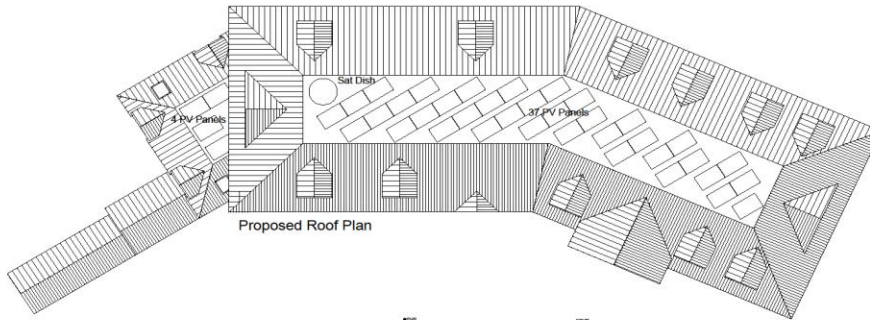
Proposed Section A-A

Notes:
 1. All elevations and sections are to be read in conjunction with the architectural and structural drawings.
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 3. All elevations and sections are to be read in conjunction with the architectural and structural drawings.
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Proposed Elevations and Sections		REV
1	Issue for Approval	01
2	Issue for Approval	02
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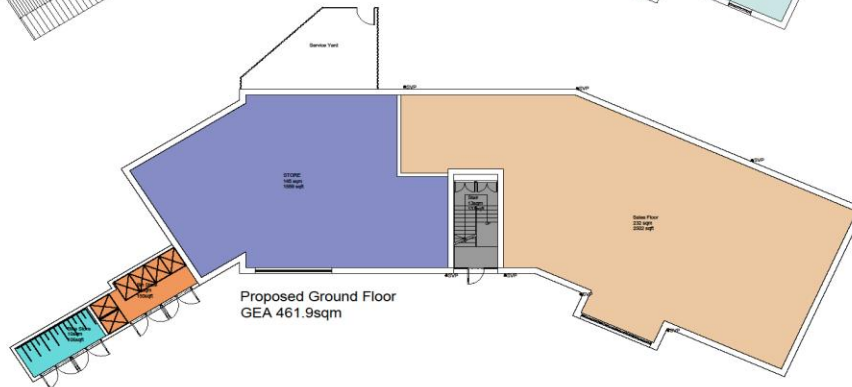
Proposed Roof Plan



Proposed Second Floor
GEA 389.2sqm



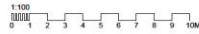
Proposed First Floor
GEA 432.8sqm



Proposed Ground Floor
GEA 461.9sqm

PROJECT NO. 2005-011
DATE: 18 OCT 2005
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

SCALE: 1:100
DATE: 18 OCT 2005
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



Proposed Floor Plans		Date	18 OCT 2005
Location	Lawrenceville, Georgia	Scale	1:100
Client	Marina Development LLC	Drawn By	[Name]
Project No.	2005-011	Checked By	[Name]
		Approved By	[Name]



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Planning History-1

- Nursery Green originally owned by Landlinx
- Outline planning application made for 43 houses and 296 sq metres of retail space on the 26/5/2015
- Planning consent 15/02012/OUT granted on the 1/7/2016
- Landlinx sold the site to Antler Homes less the land allocated for retail
- Retail land sold to Marda Developments
- Owner of Marda developments dies and executors sell Marda developments to a third party
- Antler Homes submit reserved matter application 16/02284/REM on the 7 July 2017 to start planning process to build out the development less the retail space as they don't own the retail space
- Marda developments have met with LPC 3 times to discuss the application
- 18/5/17, 15/2/18, 3/9/18

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Planning History-2

- At the 3/9/2018 meeting Marda Developments presented final proposal of 2.5 storey building with 10 flats over 2 floors
- LPC had extraordinary planning meeting on the 10/9/18 to discuss the Marda Developments latest proposal
- Motion passed as follows:
- **Cllr Agar proposed that the 2.5 storey development be supported in principle subject to full details becoming available when a planning application was submitted, as it was in the best interests of the Parish to have a Village grocery shop. Seconded by Cllr Kelsey and all were in favour.**
- Marda Developments submit a planning application for a single retail unit on the ground floor and 2 floors of residential accommodation, 5 no. 2 bed and 5 no. 1 bed flats with associated parking and landscaping which was validated by CDC on the 28 June 2019 -19/01498/FUL

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Planning Policy-1

- Loxwood Neighbourhood Plan(LNP) policies 1, 5,10 (a), 10 (b), 10(C), 10(d) and 14 apply
- Policy 1 addresses the number of houses to be built over Plan period and allocates a minimum of 60 houses within the Settlement Boundary
- So far 43 have been built
- Policy 5 addresses the Nursery Site and para. b makes provision for a retail development subject to a viability study
- A viability study is no longer a material planning consideration as per the latest version of the NPPF and NPG
- Policy 10 (a) addresses the materials to be used in any new development which should be clay based products in red and brown hues.
- Brick elevations are recommended and have been used
- Policy 10(b) addresses brick elevations and suggest the use of half clay tile hanging to ensure continuity of design throughout the parish
- Tile hanging has been used

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Planning Policy 2

- Policy 10 (c) seeks to where possible, restrict house height to 2 storeys.
- Note the use of the word “where possible”. The height of the structure is 9.55 metres whereas the height of the nearest houses are plots 10 and 11 which are 9.7 metres and plots 19 and 20 which are 8.5 metres
- Policy 10(d) seeks to addresses excessive bulk of houses by careful design of roof elevations especially on rising ground
- The structure has a rising roof line South to North with the second floor flats in the roof space and is located on the highest part of the Nursery Green development but is not the highest structure on the development

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Planning Policy-3

- Policy 14 seeks to support new retail start ups provided they can be shown to be viable, sustainable and benefit the local economy and the wellbeing of the parish. They should be sensitive to the local setting and not have a detrimental impact on the surrounding environment.
- The provision of retail properties within new developments will also be supported where economically sustainable. Such development should give broad, positive support for the development and growth of the local economy through flexible and responsive planning and encourage local economic innovation
- The development provides 232 sq m of retail space, 10 one and two bedroom flats, 13 parking spaces for residents, 3 for visitors and 14 spaces for the retail element
- The new retail shop will provide more local employment and more extensive shopping opportunities and thus it will support the local economy and the wellbeing of the parish
- The shop and flats are a large structure on a new development in the parish located on rising ground
- The site was previously an overgrown and disused nursery

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Planning Policy -4

- CDC Local Plan policies 2, 3 and 25 second bullet apply
- Policy 2 sets the hierarchy of the settlement hubs and Loxwood is defined as a Service Village. In Service Villages, provision will be made for local community facilities including village shops which will meet the identified needs within the village and make the settlement more self sufficient
- CDC recognise that in the NEP of the district, accessibility to services is limited with local residents having to travel significant distances by car to shop etc. It seeks to maintain “Service Village Status.
- Loxwood is defined as a Service Village because of its local facilities and enhancing those services will be supported. Equally, those services need to be maintained
- Loxwood needs a shop to support the community, the elderly and infirm and reduce travel by car

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Planning Policy – 4

- Policy 3 addresses the economy and employment provision and seeks to support a wider range of local employment opportunities especially in the rural area and bring forward new business premises on allocated sites
- Policy 25 second bullet addresses development in the North of the Plan area and CDC will seek to conserve and enhance existing local facilities and expand the range of local facilities
- The CDC local plan thus supports the concept of a replacement shop with expanded facilities

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Material Considerations-1

- Material considerations are not planning policies but are factors which the decision maker must take into account when deciding an application
- It is the weighing up of all the relevant facts and data in making a planning decision
- It is known as the Planning Balance and is what makes “Planning” an inexact process
- Material Considerations in this case are:
 1. As of Tuesday morning there were 28 objections on the CDC web site and 142 in support
 2. It is the responsibility of a parish council to, where possible, to listen and support the residents of the parish
 3. The owner of the Loxwood Stores and Post Office has stated in an e mail to the Parish Council that the shop will eventually close and Loxwood would be without a shop if this or a similar application was refused
 4. The possible loss of Service Village status
 5. The development provides off street parking for shoppers easing the parking congestion at the junction of Station Road and the B2133

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Material Considerations-2

- The provision of 10 one and two bedroom flats meets a housing need
- Marda developments claim that 10 flats are required to make the development viable but this can no longer be tested as per NPG
- The 10 flats will provide much needed private rented accommodation within the North East part of the district
- CDC Housing delivery team support the 1 and 2 bedroom flats stating the delivery of smaller units is welcome
- The noise and shopping activity, movement of cars and delivery vehicles etc will impact some of the residents of Nursery Green
- The 10 flats and shop will increase the flow of sewerage into the Loxwood system although the temporary solution put in place by Antler will mitigate this in the short term
- Southern Water in responding to the Thakeham Homes application for 50 houses adjacent to Pond Copse Lane have stated they will seek to upgrade the Loxwood Sewer system with 24 months of planning consent being granted

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Conclusion

- This is a complex planning application which meets most but not all of the relevant LNP and CDC Local Plan planning policies
- The application has relevant material considerations which support the application and some which do not
- LPC has been reviewing various iterations of this development for the last two years and it is germane to reflect on those considerations
- I therefore ask my fellow councillors to consider this application carefully and open up the floor for councillor debate and vote
- Questions from the public during the debate and vote will not be accepted