

**PLANNING
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**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK**

**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK
TO 2018**

**Storrington
Old Mill Drive Diamond
Draft Planning Brief**

**Draft Supplementary
Planning Document**

November 2007

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PLANNING
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Horsham District Local Development Framework

**Storrington Old Mill Drive
Diamond Draft Planning Brief**

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1 INTRODUCTION AND OVERVIEW

Introduction

- 1.1 This planning brief sets out the Council's guidelines and vision for any future development of the Old Mill Drive Diamond site in Storrington. The overarching aim of the brief is to guide prospective developers through the Council's development plan policy and encourage efficient and effective joined-up development of the site. The Old Mill Drive Diamond site is currently an important area for the provision of services in the town and any redevelopment of this site is likely to have a significant effect on the economic future of Storrington as a whole. There are opportunities for enhancement, particularly as the site is subject to increasing development interests and the Council is one of the main landowners. It has therefore been identified as an area that would benefit from the production of a detailed planning brief, which will explore the opportunities to address shortcomings and make for a more efficient use of the surrounding infrastructure.
- 1.2 The document is written and will be published as a Supplementary Planning Document (SPD) and provides more intricate site-specific detail behind the current Development Plan Documents and strategic policy as set out in the Local Development Framework.

Development Plan Policy

- 1.3 The brief provides a detailed site-specific planning guidance, which is informed by development plan policy, Nationally, Regionally and locally. National planning policies, determined by the government department 'Communities,' are set out in new-style Planning Policy Statements (PPS), which are gradually replacing Planning Policy Guidance notes (PPG). These statements inform regional and local policies and set out overarching National guidance on planning issues.
- 1.4 Regional Policy is set out by Regional Planning bodies in the shape of Regional Spatial Strategies (RSS). In the South East the 'South East Plan' is the regions RSS and it provides a strategy for the region as a whole for the period to 2026 and sets aims and objectives for local county and district planning authorities. The RSS replaces the Old Regional Planning Guidance (RPG) and County Structure Plans.
- 1.5 At local level the Planning and Compulsory Purchase Act (2004) requires District Council's to gradually replace their Local Plans with Local Development Frameworks (LDF). The LDF comprises a series of Local Development Documents (LDD) which include Development Plan



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Documents (DPD) such as the Core Strategy and the General Development Control Policies, and SPD's such as this Planning Brief. The SPD sits within the Local Development Framework as a supporting document that supplements DPD's and must be used as a material consideration in the development planning process.

Briefing Process

- 1.6 The brief was prepared by Horsham District Council and will be published as a Supplementary Planning Document in accordance with PPS 12 Local Development Frameworks. The draft brief will be subject to a six week public and stakeholder consultation, the results of which will be acted upon accordingly and a table of responses will be published with the final document.

Site Information

- 1.7 The town of Storrington is situated in the south west corner of Horsham District and has population of over 4000 people. There are a good range of shopping facilities concentrated mainly in the centre of the village and two industrial estates which provide around 850 local jobs. The site is situated centrally in Storrington, it is diamond in shape and extends from the shops fronting the High Street known locally as 'The Colonnade' in the south, which is within the town's Conservation Area, to a row of mixed service and business units in the north fronting Mill Lane. Behind 'The Colonnade' there is a parking/service area for residents and then a partially enclosed 1960's shopping precinct looking towards a partially enclosed central courtyard. This includes a medium sized supermarket on its north side with a service area and customer car park beyond. A bus turning lay-by area, a garage, a restaurant and a beauty salon are located centrally on the site's western boundary backing onto a bus stop and recycling units situated on the western side of the car park. A dwelling and a shop with ancillary accommodation are located at the site's south eastern corner fronting School Hill close to the High Street. The northern part of the site comprises a number of business and retail units, some with residential accommodation above clustered around another parking/service area. The site is bordered to the west by a landscaped area with pedestrian footpaths linking to the North Street car park beyond. To the south are other shops on the opposite end of High Street which extends in a westerly direction to its junction with West Street. The shopping centre as a whole comprises a range of small retail units and other services. The area to the east and north of the site is mainly residential in character. (See figures 1 and 2)



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Objectives

1.8 In order to be clear on an approach and efficiently guide development through an effective streamlined planning brief the Council recognise a need for a set of robust objectives that provide the backbone to the document. The primary and secondary objectives for the brief are as follows:

Primary Objectives:

- To clarify and interpret Council Development Plan policy for future development requirements at the site
- To provide a practical, usable and deliverable guide to future development for prospective developers
- To promote more efficient and effective development of the Old Mill Drive Diamond
- To help promote the site as the primary village centre location for Storrington.
- To encourage the provision of a more efficient and effective use of the site-specific and surrounding infrastructure
- To help create stronger links between the site and the High Street shopping accommodation

Secondary Objectives:

- To promote a high standard of design and layout for the Village Centre
- To encourage sustainable shopping facilities, which improve the services available and protect the viability of existing local shops.
- To promote the use of sustainable construction and materials
- To make available appropriate parking facilities to service the development



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2 VISION

VISION

Our overarching vision for the Old Mill Drive Diamond site is for the creation of a new village centre of joined up sustainable development that is sympathetic in design, provides mixed use development including the potential for an enlarged supermarket and promotes a more efficient use of the surrounding infrastructure and parking facilities. It will create enhanced links with the existing High Street shopping accommodation whilst maintaining a suitable bus service and incorporating improved access for pedestrians.

- 2.1 We envisage a joined up development of mixed uses that incorporates the potential for an enlarged supermarket with supporting facilities that will help encourage a range of additional supporting retail units. There is also scope for a small residential development such as retirement flats and affordable housing. The development should aim to enhance the links with the shopping accommodation on the High Street, and open public spaces that promote greater social interaction and enhance links within the diamond will be encouraged.
- 2.2 We view provision for improved infrastructure as an important factor in the development. It is an aspect that must be addressed and enhanced in order to create the sustainable town centre development we aspire to. Significant consideration will be given to the traffic flows, not only within the development site but also the through flow of traffic on the High Street south of the site. The surrounding infrastructure that affects the development will be comprehensively assessed and a more efficient solution to the existing situation will be sought.
- 2.3 In terms of layout and design the appearance of the new village centre development will be greatly enhanced, but will also be in keeping with and sympathetic to the surrounding landscape and existing development with special regard given to the conservation area within the southern section of the site. It will also possibly draw on and take inspiration from local culture and history that reflects the special character of a Downland Village, but at the same time will employ the use of modern materials, construction and design. The efficient and effective use of the change in levels across the site will also be advocated.
- 2.4 The sustainability of the development is paramount and the use of sustainable materials and construction is highly encouraged. Sustainable modes of transport will also be enhanced creating increased access for



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pedestrians and retaining bus services that will be located within easy reach of the shopping facilities. However, sufficient car parking facilities will also be provided to adequately serve the development.



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3 PRINCIPLES OF DEVELOPMENT

- 3.1 This section of the brief identifies the important factors relating to the development of the site and sets them out as development principles that will help interpret development plan policy into practical and usable guidance for prospective developers.
- 3.2 Any application for development of the site must adhere to policies within the South East Plan and also be in accordance with relevant policies in the Local Development Framework. There are a number of policies, from the Core Strategy and General Development Control Development Plan Documents that are included within the principles of development and are of particular relevance to the site. They are listed below.

Core Strategy Policies

- Policy CP1 – Landscape and Townscape Character
- Policy CP17 – Vitality and viability of Existing Centres
- Policy CP11 – Employment Sites and Premises
- Policy CP5 – Built-Up Areas and Previously Developed Land
- Policy CP2 – Environmental Quality
- Policy CP3 – Improving the Quality of New Development
- Policy CP13 – Infrastructure Requirements
- Policy CP14 – Protection and Enhancement of Community Facilities and Services
- Policy CP18 – Tourism and Cultural Facilities
- Policy CP19 – Managing Travel Demand and Widening Choice of Transport

General Development Control Policies

- Policy DC2 – Landscape Character
- Policy DC3 – Townscape Character and Settlement Coalescence
- Policy DC39 – New Retail Development within the Defined Town and Village Centres
- Policy DC10 – Renewable Energy and Climate Change
- Policy DC11 - Design
- Policy DC45 – Transport and Access
- Policy DC7 – Pollution
- Policy DC26 – Protection of Existing Open Space, Sport and Recreational Facilities
- Policy DC27 – New Open Space, Sports and Recreation
- Policy DC14 – Conservation Areas
- Policy DC15 – Listed Buildings



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- 3.3 The following principles of development detail specific development plan policies in relation to the main development issues and opportunities that will aid in the achievement of the council's overarching vision for the site. It is important to note that although these principles of development are for the site in question, being an important town centre site the surrounding development and landscape must be taken into account and consideration must be given to the linkages between them.
- 3.4 The boxes provide a summary of each development principle and the relevant Development Plan Policies.

PRINCIPLE 1

Landscape and Townscape character

Future development of the site will protect and where possible enhance landscape and townscape character and maintain a sense of place.

Policy CP1 – Landscape and Townscape Character

Policy DC2 – Landscape Character

Policy DC3 – Townscape Character and Settlement Coalescence

- 3.5 The draft South East Plan maintains that local planning authorities should protect and where possible enhance the character and appearance of individual small rural towns. Policy CP1 of the Council's Core Strategy (2007) reflects this and states that landscape and townscape character of settlements within the District will be protected, conserved and enhanced and activities which may influence character should only take place where key landscape and settlement characteristics have been taken into account.
- 3.6 In terms of the site, Policy DC2 of the General Development Control Policies addresses Landscape Character and states that development will be permitted where it protects and/or enhances the key characteristics of the Landscape Character Area in which it is located. The site is situated within the Storrington, Sullington and Heath Common settlement character area as identified in the Horsham Landscape Character Assessment (2003). Policy DC3 Townscape Character and Settlement Coalescence; reiterates this and states that development will be permitted if it does not adversely affect the character of the settlement including overall setting, townscape features and views. The settlements in Horsham District have distinct features and characteristics



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that need to be preserved. However the policy also states that development will be permitted if it positively contributes to the conservation and enhancement of the landscape.

- 3.7 Therefore any development of the site will need to respect the landscape and townscape characteristics of Storrington and maintain a sense of place. Applications for development should also aim to positively contribute to the enhancement of the landscape. A detailed design statement reflecting these issues is required to be submitted with any application.

PRINCIPLE 2

Town Centres

Set within an existing town centre it is important that future development of the site maintains and where possible enhances the vitality and viability of the centre, and integrates efficiently with associated services and facilities.

Policy CP17 – Vitality and Viability of Existing Centres

- 3.8 The National and Regional Policies that address Town Centres, PPS6 and section D9 of the draft South East Plan stress the need for the promotion and enhancement of existing centres that are sustainable and multi-functional. Policy CP17 of the Core Strategy states that the vitality and viability of existing centres in the District should be maintained and measures to improve the town and village centres within the District, including appropriate development, will be encouraged.
- 3.9 The Old Mill Drive Diamond is an important strategic site in central Storrington and any redevelopment of the site should contribute to the vision for an improved and enhanced town centre location. Therefore applications will be encouraged to show regard for the improvement of the viability and vitality of the existing site. This can be achieved through the enhancement of links and accessibility between the site and the rest of Storrington, and proposing a mixed use development that will conserve or enhance the existing retail opportunities.



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PRINCIPLE 3

Retail

The creation of a range of improved and enhanced retail accommodation at the site is encouraged when accompanied by adequate servicing facilities.

Policy CP11 – Employment Sites and Premises

Policy CP17 – Vitality and Viability of Existing Centres

Policy DC39 – New Retail Development within the Defined Town and Village Centres

- 3.10 Policy CP11 of the Core Strategy addresses employment sites and premises. It states that a range of locations, types and sizes of employment premises and sites will be provided to meet the needs of the local economy. Policy CP17 gives more detail on retail employment and states that the vitality of the existing retail centres within the District will be maintained and enhanced. Policy DC39 of the General Development Control Policies Submission Document sets out criteria for new retail development within the defined town and village centres.
- 3.11 In order to maintain and enhance the vitality and viability of the shopping accommodation within the existing centre, the potential for the creation of an enlarged supermarket with supporting facilities will be positively considered. An improvement in the range of retail units at the site will also be encouraged and will be permitted according to its adherence with Policy DC39. All retail development proposed at the site will be accompanied by adequate servicing facilities.

PRINCIPLE 4

Residential

There is scope for appropriate scale residential development at the site which must be integrated within and/or complement the wider mixed use scheme.

Policy CP5 – Built-Up Areas and Previously Developed Land



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- 3.12 Storrington has been identified in the Core Strategy under policy CP5 as a Category 1 settlement, meaning that it has a good range of services and facilities that would be able to sustain expansion and redevelopment.
- 3.13 Therefore an appropriate scale residential development such as retirement flats or affordable housing on the site in accordance with development plan policy will be considered favourably. Any application that proposes a mainly residential use of the full site will not be permitted; applications for residential development must be part of or complement a wider mixed use scheme.

PRINCIPLE 5

Other Uses

A range of other uses for new development at the site that meets local needs and compliments the vision for joined-up mixed use development will be encouraged.

Policy CP17 – Vitality and Viability of Existing Centres

Policy CP18 – Tourism and Cultural Facilities

- 3.14 Policy CP17 of the Core Strategy document emphasises that development within existing centres should meet local needs and act as the focus for a wider assortment of activities. Policy CP18 encourages the enhancement of local cultural facilities and development that improves tourism.
- 3.15 In keeping with the Council's vision for mixed use development at the site and in line with Policy CP17, applications for the provision of a range of other uses including restaurants, public facilities, tourism and cultural facilities, small-scale commercial development and other uses that meet local need and provide a range of activities to the existing town centre will be highly encouraged.



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PRINCIPLE 6

Public Spaces

The effective use of public spaces and walkways will be encouraged at the site to help provide improved linkages, greater social cohesion and enhance crime prevention.

Policy DC11 - Design

- 3.16 Policy S3 of the South East Plan supports mixed and cohesive communities. This is echoed by the Core Strategy which seeks to focus attention on the creation of sustainable communities that contribute towards meeting the needs of all sections of the community and help to encourage social cohesion. Policy DC11 of the General Development Control Policies looks to incorporate public spaces into the design of new development for increased linkages and flow and for crime prevention.
- 3.17 Applications for development at the site will be encouraged to take into account the use of public spaces and walkways to aid in the enhancement of the links with the High Street, to blend effectively with retail accommodation and to contribute towards social cohesion and crime prevention.

PRINCIPLE 7

Design

An overarching strategic design for the site will be encouraged that takes into account the surrounding townscape and infrastructure, provides for joined up development, significantly improves the layout, image and efficient design of the existing site and gives consideration to High Street links and the character of the area.

Policy CP3 - Improving the Quality of New Development

Policy DC11 - Design

- 3.18 Policy CP3 of the Core Strategy encourages the improvement of the quality of development in the District. The policy promotes a robust design process for all development with the use of skilled designers



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and appropriate pre-application discussions. Furthermore the policy expects future development to complement the varying character and heritage of the District and contribute to a sense of place. Policy DC11 of the General Development Control Policies document addresses design issues and all applications for development at the site will aim to satisfy all criteria set out within it.

- 3.19 In terms of specific site guidance, the site is situated in an important town centre location and consideration must be given to the needs of the town as a whole. Therefore applications for development of any part of the site will take into account the need for a joined-up strategic design of the site. Applications that show an overarching strategic design consideration for the site as whole including surrounding infrastructure and the wider area and community, with emphasis given to links with the High Street shopping accommodation will be considered positively. Any development will be expected to enhance significantly the existing site and be sympathetic to and in keeping with the surrounding townscape character and local architecture, but at the same time utilise modern design techniques so as to create a sense of place and local culture with a 21st century familiarity. The effective use of the change of levels at the site is encouraged.

PRINCIPLE 8

Building Retention

Listed buildings within the site will need to be retained and consideration will be given to the surrounding character and Conservation Area.

Policy DC14 – Conservation Areas

Policy DC15 – Listed Buildings

- 3.20 The Storrington Conservation Area extends into the southern part of the site and includes two listed buildings. Any application for development of the site will be expected to retain the listed buildings and aim to protect or enhance the character of the conservation area. Policies DC14 and DC15 of the General Development Control Policies document provides more detailed guidance on development potential within the Conservation Area and the retention of Listed Buildings.



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PRINCIPLE 9

Sustainable Construction and Materials

New development at the site will be expected to make use of sustainable construction methods and materials. All development will be expected to achieve a 'Very Good' rating using the BREEAM method and residential development will be expected to achieve a level 3 or higher rating using the code for sustainable homes.

Policy CP2 – Environmental Quality

- 3.21 Policy CP2 of the Core Strategy states that the careful appraisal of development proposals will be taken to ensure that they provide for enhancement by utilising sustainable construction technologies.
- 3.22 Applications for new development at the site will aim to use sustainable construction and materials. All buildings will be subject to the Building Research Establishment Environmental Assessment Method (BREEAM) and will be encouraged to achieve at least a 'Very Good' rating on their assessments. To compliment and achieve this, applications will be encouraged to maximise their use of sustainable materials. In terms of residential development, applications will be expected to adhere to the code for sustainable homes and achieve a level 3 standard or above.

PRINCIPLE 10

Infrastructure and Access

The enhancement of the current infrastructure within and surrounding the site is highly encouraged and any increase in capacity from the resulting new development is to be addressed. Accessibility of the site needs to be improved and greater links with the High Street will be considered positively.

Policy CP3 – Improving the Quality of New Development

Policy CP13 – Infrastructure requirements

Policy DC45 – Transport and Access



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- 3.23 PPG13 sets out the Government's guidance on transport and planning. It aims to integrate planning and transport at all levels and promotes more sustainable transport choices and accessibility. Under the umbrella of the National Planning Policy Guidance, Policy CP13 of the Core Strategy addresses infrastructure requirements within the District and states that the release of land for development will be dependant on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development or suitable arrangements having been put in place for the improvement of the infrastructure. Policy DC45 goes further in addressing transport and access and successful applications will adhere closely to this policy.
- 3.24 The current infrastructure within and surrounding the site is in need of enhancement and any development proposal will need to take this into consideration. Applications must be, in accordance with Policy CP13, able to provide for any extra capacity resulting from the development and in addition display an enhanced and more efficient use of the current inclusive and surrounding infrastructure.
- 3.25 In terms of access, Policy CP3 of the Core Strategy requires any new development to provide an accessible environment. As the site is an important town centre development the improvement of accessibility is a key requirement for any potential proposal. There is a strategic significance in providing enhanced links between the site and the main High Street. It is envisaged that it would bring increased benefits socially and economically to Storrington as a whole. Therefore all successful proposals will show how the development improves the links between the two. There is scope for the pedestrianisation of all or part of Old Mill Drive to enable an enhanced link, however consideration must be given to the affect this may or may not have on the surrounding infrastructure . All successful proposals for development will also address accessibility for the site as a whole and include a range of accessibility options weather it is on foot, by private car or through public transport.



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PRINCIPLE 11

Parking facilities

The creation of adequate and additional parking facilities will be expected to service any new development.

Policy DC11 - Design

- 3.26 Policy DC11 of the General Development Control Policies states that parking facilities should be incorporated where appropriate, convenient and safe and should not dominate the development or its surroundings.
- 3.27 Storrington is a predominantly rural town and the private car is still the dominant mode of transport and is therefore an important driver for the future of the local economy. Taking this into account, applications for development should retain existing parking facilities and provide adequate new facilities to service the development and any increase in demand that it may bring whilst having regard for Policy DC11.

PRINCIPLE 12

Community facilities

All community facilities at the site will be retained and/or replaced or enhanced. The creation of new community facilities will be encouraged.

Policy CP14 – Protection and enhancement of Community Facilities and Services

- 3.28 Policy CP14 of the Core Strategy ensures that new or improved community facilities will be encouraged in order to enrich the overall quality of life within the District and meet local needs. It goes on to state that development proposals that would result in the loss of community facilities will be resisted. Proposals for development at the site should ensure the retention of all existing community facilities or provide an appropriate replacement within the site. Proposals are also encouraged to provide enhanced or new community facilities to complement development at the site, in particular public toilet facilities.



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PRINCIPLE 13

Public transport

Existing public transport options will be retained and the widening of public transport choice will be considered favourably.

Policy CP19 – Managing Travel Demand and Widening Choices of Transport

Policy DC45 – Transport and Access

- 3.29 Policy CP19 of the Core Strategy provides the overarching policy to manage travel demand and widen transport choice within the District. Policy DC45 of the General Development Control Policies states that development will be permitted if the proposal is accompanied by a Green Travel Plan where development is of a 'large scale' non residential nature.
- 3.30 Applications at the site will be considered favourably that show existing public transport has been retained and the widening of transport choice such as cycling has been investigated with view to enhancement, with special regard given to the links between the site and the High Street.



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PRINCIPLE 14

Environmental Quality

Any new development at the site will be encouraged to improve environmental quality and efficiently manage the effects of pollution during and after construction.

Policy CP2 – Environmental Quality

Policy DC7 - Pollution

- 3.31 Policy CP2 of the Core Strategy addresses the quality of the District's environment. The policy ensures the careful appraisal of development proposals to ensure that they provide enhancement of the environment through the management of pollution including light, noise, water quality, waste generation, the use of energy and sustainable facilities for recycling. In light of this, proposals for development of the site will only be permitted (in accordance with Policy DC7) if pollution of any form has no unacceptable risk or harm to the health and safety of other users of the site, the surrounding land and the quality of the environment. Consideration will be given to the sustainability of drainage systems and the provision of utility services such as recycling facilities.

PRINCIPLE 15

Crime prevention

All new development is encouraged to take into account security and safety issues and incorporate measures to prevent crime.

Policy CP3 – Improving the Quality of New Development

- 3.32 The Government Circular 5/94 advises that the prevention of crime should be a 'material planning consideration' and the design of development should take into account issues of security. Policy CP3 of the Core Strategy states that in order to improve the quality of new development it must provide a safe and adaptable environment. Proposals for development at the site are encouraged to take into account the security and safety issues and mitigate these through effective design measures.



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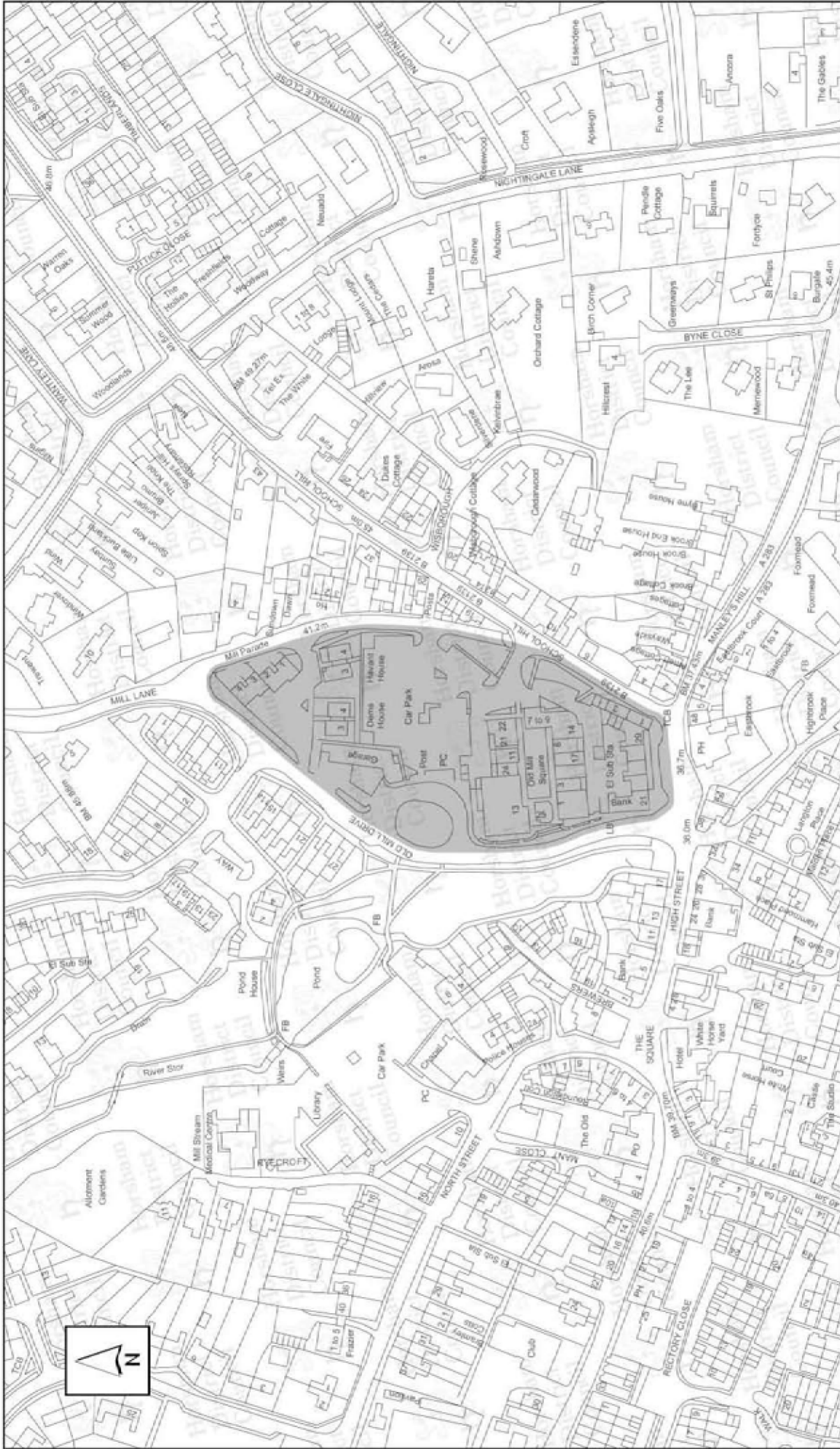
4 CONCLUSION AND NEXT STEPS

- 4.1 The aim of the Planning brief document was to guide prospective developers through the Council's development plan policy and encourage efficient and effective joined-up development of the site. The document has provided an overarching vision for future development at the site and has detailed this vision using development plan policy through the principles of development. It is hoped that it will encourage efficient and effective future development of the site that will benefit the town and the surrounding communities it will service.
- 4.2 The document should be used as a material consideration for future development of the site and prospective developers should read this document in conjunction with the Core Strategy and the General Development Control Policies and other relevant Development Plan policy. It is hoped that this will lead to a more streamlined development process for the area.
- 4.3 This document is available on the Horsham District Council website, together with the supporting Sustainability Appraisal, or as a hard copy from the District Council offices in Horsham and also in Storrington and Horsham Libraries and Help Points. Comments can be made using the comments forms available from:-

Strategic and Community Planning Department
Horsham District Council
Park North, North Street
Horsham
West Sussex RH12 1RL

Email: strategic.planning@horsham.gov.uk

- 4.4 Comments must be received by **4.20pm on Friday 21 December 2007**. If you wish to discuss the draft Planning Brief please call the Strategic and Community Planning Department on 01403 215398.



Horsham District Council
 Park North, North Street, Horsham
 West Sussex, RH12 1RL
 Head of Development, Ray Wright, Directorate of Planning

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<p>Figure 1: Old Mill Drive Diamond - Overview</p>		<p>Reference No :</p>	<p>Date : 30/8/07</p>	<p>Scale : 1:2500</p>
		<p>Drawing No :</p>	<p>Checked :</p>	<p>Revisions :</p>

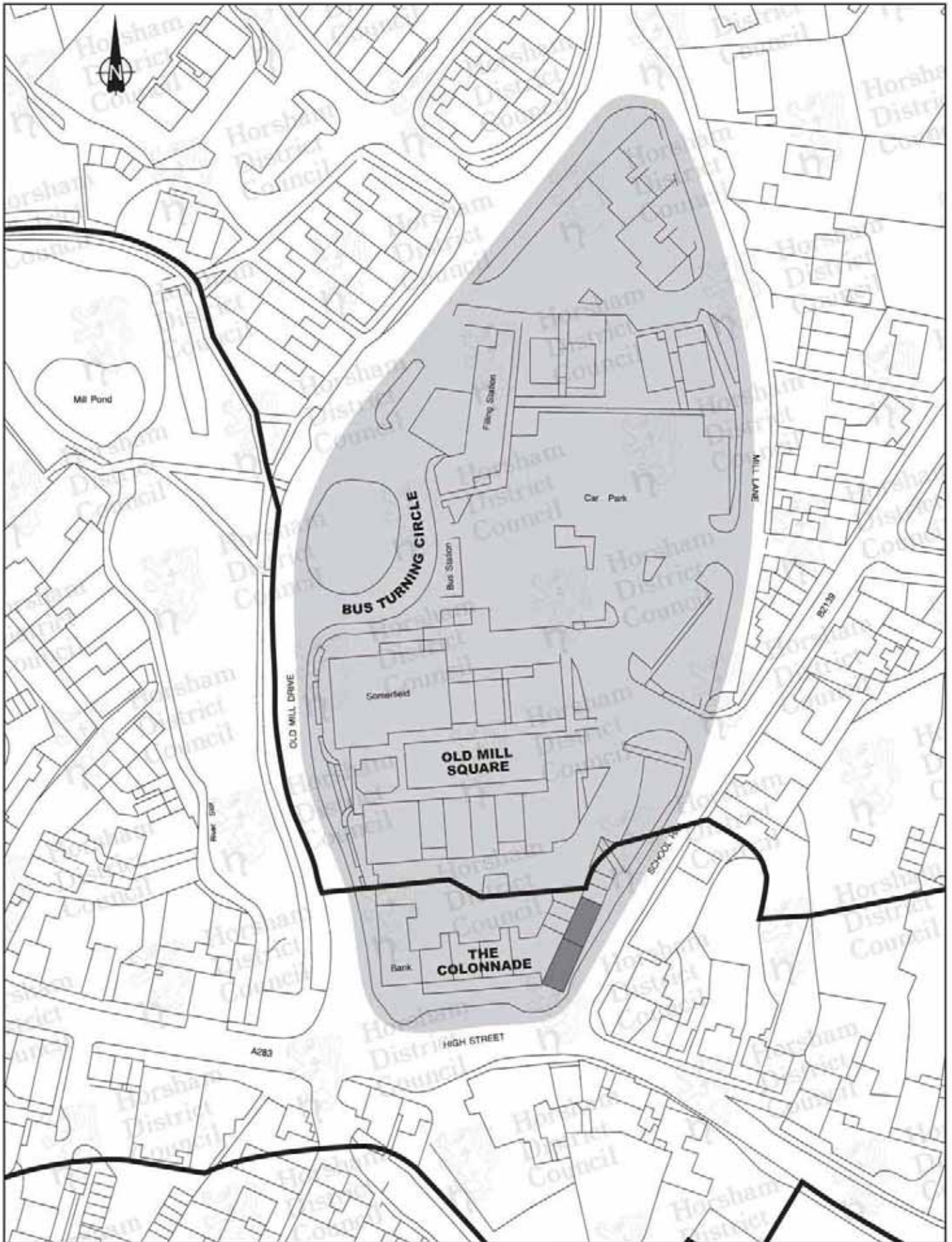





Figure 2: Old Mill Drive Diamond - Key Features

- Old Mill Drive Diamond 
- Conservation Area 
- Listed Building 

Horsham District Council

ParkNorth, North Street, Horsham
West Sussex, RH12 1RL

Head of Development, Ray Wright, Directorate of Planning

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