Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0136
Chanctonbury Nurseries , Rectory Lane, Ashington, West Sussex, RH20 3AS

DESCRIPTION:
Approval of details reserved by conditions 13 (Accessible dwellings layout), 17 (biodiversity lighting), 19 (EV parking layout for flats), 24 (refuse and recycling store and cycle store details for flats), and 27 (future EV upgrading provisions for flats) to approved application DC/24/1081

RELEVANT PLANNING HISTORY:

DC/22/0372	Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping.	Application Permitted on 05.09.2023
DC/24/0977	Variation to condition 1 to approved application DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) To enable a substation to be provided.	Application Permitted on 13.09.2024
DC/24/1081	Variation of condition 1 of previously approved application reference DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) amendment to the affordable housing plans and to the approved site layout to include a sub-station.	Application Permitted on 04.10.2024

PLANNING ASSESSMENT
Planning Application DC/24/1081 was granted consent on 04/09/2023. This permission was for the following:
Variation of condition 1 of previously approved application reference DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) amendment to the affordable housing plans and to the approved site layout to include a sub-station.

Consent is sought to discharge the details reserved by conditions 13, 17, 19, 24, and 27.

Condition13:
Pre-Commencement (Slab Level) Condition: Notwithstanding the submitted details, no development above ground floor slab level of any part of the development hereby permitted shall take place until a layout of the development has been submitted to and approved in writing by the Local Planning Authority, showing the location and tenure of the dwellinghouses which are to comply with Building Regulations Part M4(2) and M4(3) in a more proportionate split amongst open market and affordable dwellings. Once agreed, the specified units shall be provided and retained permanently thereafter.

Reason: As this matter is fundamental to in order to improve the sustainability of the development and to ensure homes are fit for all ages in accordance with Policy 37 of the Horsham District Planning Framework (2015) and Policy ASH10(ii) of the Ashington Neighbourhood Plan.

The submitted layouts show the following ratio and tenure split:

Open Market Category 2 dwellings: Plots 5, 7, 41, 42, 62, 65, 71
Open Market Category 3 dwellings: N/A

Affordable Category 2 dwellings: Flats 10, 11, 17 and 18, Plots 24, 25, 67, 68, 69
Affordable Category 3 dwellings: Flats 9 and 16

Policy ASH10 of the Ashington Neighbourhood Plan required at least 25% of all units to be designed to meet the need of older people, based on an appropriate split of market and affordable provision. The submission shows the overall provision of 18 units within the wider site, which accords with the requirements of the policy.

The split shows a higher proportion of affordable homes being provided to Category 2 standard compared to the open market dwellings, but this is considered to be acceptable as the works would future-proof the affordable tenure dwellings, and negate the need for upgrading works to be carried out at a later date.

The requirements of the condition have been satisfied.

Condition 17:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity has been 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 conserve protected and Priority species and 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).

The Council's Ecologist has reviewed the Proposed Lighting Scheme Project ref: 24-034-1A Rev A (DW Windsor, January 2024), which has been submitted in order to discharge Condition 17. The submitted information includes the detail required by this condition.

The requirements of the condition have been satisfied.

Condition 19:
Pre-Occupation Condition: Prior to the first occupation of any part of the flatted development hereby permitted, a scheme to show active EV charge spaces within the communal parking area, and passive ducting to provide for future EV charge points / upgrading within the wider site, with a timeline for the implementation of such works, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the approved details.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

The 17no. allocated and unallocated parking spaces within the forecourt serving the flatted blocks (plots 9-22), show a total of 10 EV charge points. These are located such that they can be easily serve two parking bays such that the majority of the parking spaces to the development would be able to be served by EV points, including all the available parking spaces available for the flatted blocks (plots 9 - 22).

The requirements of the condition have been satisfied.

Condition 24:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details have been submitted to and approved in writing for the refuse / recycling store and bicycle store to serve the flatted units 9-22. The approved facilities shall thereafter be implemented in accordance with the approved details and retained for the designated use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted details show that the bin store would be sized to accommodate 6no. 1100 litre Eurobins, with two double-leaf doors, drainage and a tap to facilitate cleaning. The advised waste and recycling provision will require an additional 140 litre food waste bin to be placed within each bin store. The proposal is sufficiently sized to accommodate the required 3,360 litres for recycling (3 x bins), and 2,520 litres of general waste (3 x bins).

The brick built bin store would feature a hipped tile roof with all details to match the approved external specification for the estate, and notably the flatted blocks which it would serve (eaves 2.3m, 35degree pitch). This bin store is to be located the front of the flatted block, adjoining the rear gardens of plots 7 and 8.

The submitted details show the cycle building would be accommodated within a building set under an apex roof (eaves 2.3m, 35degree pitch). Internally, the store would accommodate a 'Neath' cycle rack, which is angled to enable a smaller footprint of the receiving cycle store, but which still facilitated several locking points. A total of 14 bikes could be accommodated within. This cycle store is to be located the rear communal gardens of the flatted block, adjoining the rear gardens of plots 1 and 4.

The requirements of the condition have been satisfied.

Condition 27:
Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, a scheme to show the passive ducting to provide for future EV charge points / upgrading within the site to serve the flatted development, along with a timeline for the implementation of such works, shall be submitted to and approved in writing by the Local Planning Authority. The means for charging electric vehicles shall be retained as such thereafter.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

The submitted details show that each dwelling would be provided with an EV charge point, including within the allocated forecourt parking to Plots 23-26, and 33-39. The location of the charge points would ensure that all spaces can access EV charge points.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT
The submitted plans are approved insofar as the EV provision points, Cycle and Refuse stores for plots 9 - 22, lighting details and to identify the dwellings which meet the Building Regulations Part M4(2) and M4(3).

Any other details which may appear to be shown on these plans are not approved and will require formal approval as may be required by separate conditions.

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/25/0136

(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
Plans	External Works Layout 1 of 3	C9-23-46-102-C1	25.04.2025
Plans	External Works Layout 2 of 3	C9-23-46-103-C1	25.04.2025
Plans	External Works Layout 3 of 3	C9-23-46-104-C1	25.04.2025
Plans	Lighting	24-034-1A	25.04.2025
Plans	Cycle Store - Plots 9-22	C9-23-46-GAR-707-T1	25.04.2025
Plans	Refuse Store Plots 9-22	C9-23-46-GAR-708-T1	25.04.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 23.05.2025

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