Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0146
Croudace Development Site , Downsview Avenue, Storrington, West Sussex, RH20 4FS

DESCRIPTION:
Approval of details reserved by condition 16 to approved application DC/19/2015

RELEVANT PLANNING HISTORY:

DC/19/2015	Outline planning application for the erection of up to 62 residential units and the creation of a new vehicle access, all matters reserved except for access (updated red line plan, 06.12.2019)	Application Permitted on 15.05.2020
DC/23/0290	Reserved matters application for the erection of up to 62 residential units and the creation of a new vehicle access following approval of outline application DC/19/2015 relating to appearance, landscaping, layout, scale and associated works.	Application Permitted on 08.04.2025

PLANNING ASSESSMENT

Planning application ref: DC/19/2015 granted outline planning permission for the development of up-to 62x dwellings, together with associated infrastructure, on 15.05.2020. Reserved matters consent for matters of appearance, landscaping, layout and scale was subsequently granted pursuant to ref: DC/23/0290 on 08.04.2025.

An approval of details reserved by Condition 16 to DC/19/2015 is now sought.

Condition 16

Condition 16 states:-

*"**Pre-Commencement (Slab Level) Condition**: Prior to the commencement of the development above slab level, details of the proposed improvement works to the Public Right of Way (ROW 2448) along the western boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include, but not be limited to:*

- *A layout plan of the pathway at a scale of at least 1:500;*
- *Horizontal sections of the proposed pathway at a scale of at least 1:20;*
- *Details and construction of the proposed surfacing materials;*
- *Details of any planting adjacent to the pathway (in accordance with landscape detail, to submitted);*
- *Details of the long-term management and maintenance of the pathways, and;*
- *Details of (if any) street furnishings.*

The works shall be undertaken in strict accordance with the approved details and completed prior to the occupation of the twentieth dwelling, and shall thereafter be maintained as such, unless otherwise agreed to and approved in writing by the Local Planning Authority."

In response to the above condition the applicant has provided details of the footpath composition and design to the section of Public Right of Way (PROW) (2448) where this passes through the application site together with an associated maintenance and management plan.

The submitted details show that the footpath would be provided to an average width of 1.5m, constructed of a self-binding gravel with sub-base material contained within timber edging. As demonstrated on the submitted plans the pathway would be constructed with a minor (1:50) crossfall and would sit at a generally lower elevation than the main internal vehicular access to the site separated by a band of soft-landscaping to receive tree and hedgerow planting.

The submitted details, further, a maintenance and management plan for the upkeep of the PROW within the site and include cross-sections/flow-path diagrams showing sections through the main internal vehicular access, PROW and expected surface-water flows at the western and north-western sections of the application site. A planting plan has, additionally, been provided which aligns with soft-landscape details approved pursuant to ref: DC/23/0290.

As denoted on the submitted details the main internal vehicular access would be served by 8x total surface water drains positioned to its western and north-western edges. In combination with the indicated installation of 6cm kerbs to the western/north-western edge of the main access this arrangement would be expected to collect and convey the vast majority of rainfall falling on the main access to the surface water drainage network to be provided within the development. Were any overspill of the kerb to occur the incorporation of soft-landscaping to the direct adjacent west, the provision of permeable surfacing to the route of the PROW and incorporation of a minor crossfall would be expected to mitigate any potential run-off leading down the course of the PROW to the north of the site. Notwithstanding the receipt of public representations addressing the risk of increased surface water flood-risk to occupiers downhill of the site, therefore, it is considered that the submitted details are acceptable in terms of flood-risk management and would not increase the risk of flooding beyond the application site.

The indicated surface and sub-base composition of the PROW is considered suitable for expected users and is noted to align with the LHA's general specification for a rural footpath. The LHA PROW team, further, have indicated as to the acceptability of the accompanying maintenance and management schedule to be assumed by the receiving management company.

The width of the PROW (at ~1.5m) is less than the 2m width requested by the LHA PROW team, though, is consistent with the width of the PROW as approved at reserved matters stage and would allow the establishment of the soft-landscaped buffer to the adjacent east as is considered an important component of the approved landscaping strategy. The increased width of the PROW, as requested within LHA comments, further, is noted to principally manage informal cycling northwards of the site via PROW 2448 and reflects an aspiration to upgrade the route of the PROW to bridlepath standard in future. The potential upgrade of the PROW, though, falls beyond the scope of matters reserved by Condition 16, while it is considered that the risk of informal cycling via PROW 2448 within the site is better managed through the proposed provision of a connection northwards of approved Plot 55 whereby cyclists could travel within the site via the internal road network rather than via the course of the PROW.

The submitted surface material and associated planting strategy are considered acceptable in terms of visual appearance and to the character of their setting within the development site.

Overall, therefore, it is considered that the submitted details are sufficient and acceptably address the requirements of Condition 16. It is recommended that the submitted details be discharged accordingly.

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/25/0146
(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
Details plan	PROW Details	168-SK-108 (01) Rev E	04.09.2025
Details plan	PROW Surface Water Flow Path Schematic	168-SK-108 (02) Rev A	04.09.2025
Details plan	Planting Plan	168-500 Rev D	29.08.2025
Supporting Statement	Public Right of Way Maintenance Plan	NONE Rev B	04.05.2025

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 23.09.2025

Authorising Officer sign/initial Adrian Smith Date: 24/09/2025