Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0080
Brooks Green Park, Emms Lane, Brooks Green, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 4 and 5 to approved application DC/23/1224.

RELEVANT PLANNING HISTORY:

DC/23/1224	Stationing of 3no. 2-bedroom residential park homes for year-round occupation	Application Permitted on 15.05.2024

PLANNING ASSESSMENT
Planning Application DC/23/1224 was granted consent on 15.05.2024. This permission was for the following:

Stationing of 3no. 2-bedroom residential park homes for year-round occupation

Consent is sought to discharge the details reserved by conditions 4 and 5: -

Condition 4:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

The applicant has submitted a site plan indicating the location of the proposed EV charging points for the three plots, adjacent each park home. The LHA are satisfied with the details provided in regards to Condition 4. The submitted details are considered acceptable.

Condition 5:
Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- *Details of all existing trees and planting to be retained.*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.*
- *Details of all hard surfacing materials and finishes.*
- *Details of all boundary treatments.*
- *Details of all external lighting.*

The approved landscaping scheme 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. Unless

otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others 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 landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The block plan indicates that 'all existing trees to be fully retained' and that grass is to be laid around the mobile homes and tarmac access drives and parking areas. The plan also shows 1.8 metres close boarded fence around each mobile home which reflects the existing boundary treatments across the site. In terms of soft planting, each plot is laid to lawn. It is not proposed to plant any additional plants as this will be for the individual occupant to determine. In respect of Plots 2 and 3, the existing tree boundary is retained, as per the arboricultural information controlled by Condition 8. The submitted details, having regard to the nature of the approved development and the immediate surrounds, are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0080
(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
Block plan		CC_01 REV A	05.03.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 29.04.2025

Authorising Officer sign/initial Guy Everest Date: 30.04.2025