Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0191
Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex, RH13 6NZ

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3 and 5 to approved application DC/24/0408

RELEVANT PLANNING HISTORY:

DC/24/0408	Extension of residential curtilage and creation of new vehicular access	Application Permitted on DC/24/0408

PLANNING ASSESSMENT
Planning Application DC/24/0408 was granted consent on DC/24/0408. This permission was for the following:

Extension of residential curtilage and creation of new vehicular access

Consent is sought to discharge the details reserved by conditions 3 and 5.

Condition 3:

Pre-Commencement Condition: No development shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Briefing Note (CSA Environmental, March 2024), has been submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The Applicants have submitted a Biodiversity Enhancement Plan (CSA Environmental Ltd, July 2024), to meet requirements of Condition 3.

It is advised on the Biodiversity Enhancement Plan that 2 x bird boxes are to be erected on the retained trees T27 and T28 as well as 1 x open nest box (Vivara Pro Barcelona WoodStone or equivalent) and one small hole nest box (Vivara Pro Seville 28mm WoodStone or equivalent) to be located at a height of at least 2m facing north to north-west. It is also proposed to create a timber log pile from trees T29 and T30 in the southeast corner of the site.

This has been reviewed by the Council's Ecology Consultants and they have advised that the details submitted are considered to be acceptable.

The requirements of the condition have been satisfied.

Condition 5:

Regulatory Condition: No construction of the access hereby permitted shall take place until the following plans and details have been submitted to and approved by the Local Planning Authority in writing:

i. The location and size of the proposed vehicular access, including surfacing details.
ii. Details of the visibility splays (2.4 metres by 121 metres to the west and 2.4 metres by 134 metres to the east) for the proposed access serving the development. Once provided the splays shall thereafter be provided prior to first use of the access and shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
iii. Details of all existing trees and planting to be removed and retained alongside the proposed access, including details of all new replacement planting.

The proposed access shall be constructed in accordance with the approved details.
The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of the access. 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 access. 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: In the interests of road safety and 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 Policies 33 and 40 of the Horsham District Planning Framework (2015).

The Applicants have submitted Landscape Proposals (CSA Environmental Ltd, July 2024) to meet requirements of Condition 5 landscape requirements and ecology (section iii).

Condition 5 (i) - Plan L020-EX-C-95-278_P04 provides the location and size of the proposed vehicular access, including surfacing details.

The Applicants amended landscape plan (CSA/6746/114 Rev A) states that the proposed access surfacing materials will comprise Breedon Golden Amber Self-binding Gravel instead of tarmac as previously proposed. The Council's Landscape have been consulted and have advised that the details of the access in terms of materials is considered to be acceptable to enable discharge of Condition 5 (i).

WSCC Highways have confirmed that the vehicle access is acceptable.

Condition 5 (ii) - Plan L020-EX-C-95-100_P04 provides details of the visibility splays. WSCC Highways have been consulted and they have advised that '*the applicant has submitted a S278 Agreement plan which been approved by a WSCC engineer for the proposed access works. Vehicular visibility splays have been demonstrated to the correct parameters, as requested by the LHA for the full application.'* As such the ESCC Highways Department have raised no objections to the discharge of Condition 5 (ii) – in relation to the vehicle access.

Condition 5 (iii) – A Soft Landscape Detail Plan CSA/6746/114 Rev A and a Tree Retention/Removal & Protection Plan BHA_5794_03 have been submitted by the Applicant which provide details of all existing trees and planting to be removed and retained alongside the proposed access, as well as details of all new replacement planting as well as a General Maintenance Scheme which includes details of plant sourcing; and maintenance to BS7370-4:1993 standards.

It is advised that the hedges are to consist of a native hedgerow mix with double staggered rows at 300mm centres with each row 300mm apart. It is advised that each row would contain 5 plants per linear metre and that the hedges are to be supported by 1m high post and galvanised wire fence (with a minimum of 3 wires that runs thought the centre of the hedge between the rows. It is also proposed to plant 3 x Common English Oak (standard (extra heavy) as part of the planting scheme.

The Council's Landscape Architects have been consulted and have advised that the landscape details are considered to be acceptable and sufficient to enable the discharge of Condition 5 (iii).

The Council's Ecology Consultants have been consulted and they have advised that the new infill planting specifications / schedules set out in the Landscape proposals details submitted are considered to be acceptable in terms of Ecology matters to meet the requirements of Condition 5 (iii).

The Council's Tree Officers have also been consulted and have advised that they have no arboricultural objections subject to acceptability of the proposals with the Council's Landscape Architects as above.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/24/0191
(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	Landscape Proposals (condition 5iii)	CSA/6746/114 Rev A	02.09.2024
Plans	biodiversity enhancement plan	CSA/6746/115	26.07.2024
Plans	Tree Retention/Removal & Protection Plan	BHA_5794_03	26.07.2024
Supporting Docs	Planning Statement		26.07.2024
Plans	EXISTING AND PROPOSED HIGHWAYS LAYOUT	L020-EX-C-95-100	26.07.2024
Plans	S278 AGREEMENT PLAN	L020-EX-C-95-278	26.07.2024

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 02/09/2024

Authorising Officer sign/initial Adrian Smith Date: 03/09/2024