Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0015
15 Fairfield Cottages, Cowfold, West Sussex, RH13 8BL

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/22/2010

RELEVANT PLANNING HISTORY:

DC/22/2010	Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.	Application Permitted on 15.01.2025

PLANNING ASSESSMENT
Planning Application DC/22/2010 was granted consent on15/01/2025. This permission was for the following:
Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.

Consent is sought to discharge the details reserved by conditions 3, 6 and 24.

Condition 3:
Pre-Commencement Condition: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities.

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted Construction Environment Management Plan and Code of Construction Practice has been reviewed by Council's Environmental Health Team. A number of minor additions and revisions have been requested which have been received and reviewed. Accordingly, the requirements of the condition have now been satisfied.

Condition 6:
Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- *All trees on the site shown for retention on the approved Tree Protection Plan [drawing number J62.24/02], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing*

affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

- *Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.*
- *Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.*
- *Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.*

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Regulatory nature of this conditions does not require formal approval. The submitted documents state that the tree root protection fencing will be installed in accordance with the requirements of the condition and approved Tree Protection Plan.

Condition 24:
Regulatory Condition: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Bat Survey Report (The Ecology Co-op, October 2022) and Bat Scoping Report and Preliminary Ecological Appraisal (The Ecology Co-op, July 2022) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

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 Regulatory nature of this conditions does not require formal approval. The submitted documents state that an Ecological Clerk of Works (ECoW) will be employed as per the advice of the condition.

Recommendation: Application Permitted

NOTE TO APPLICANT
The Regulatory nature of condition 6 does not require formal approval. The submitted documents state that the tree root protection fencing will be installed in accordance with the requirements of the condition and approved Tree Protection Plan.

NOTE TO APPLICANT
The Regulatory nature of condition 24 does not require formal approval. The submitted documents state that the an Ecological Clerk of Works (ECoW) will be employed as per the advice of the condition.

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/25/0015
(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
Supporting Docs	Construction Environment Management Plan	Rev A	14.03.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 17.03.2025

Authorising Officer sign/initial Adrian Smith Date: 18/03/2025