Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0228
Ransoms, Station Road, Pulborough, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 14 to approved application DC/22/1059

RELEVANT PLANNING HISTORY:

DC/22/1059	Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.	Application Permitted on 19.04.2024

PLANNING ASSESSMENT
Planning Application DC/22/1059 was granted consent on 19/04/2024. This permission was for the following: **Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.**

Consent is sought to discharge the details reserved by conditions 14 and 21.

Condition 14:
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, with a preference for naturalised / native species
- Details of all hard surfacing materials and finishes
- Details of all existing and proposed boundary treatments showing relative ground levels to adjacent properties / gardens
- Details of all external lighting
- Ecological enhancement measures
- Reference to the bin / cycle store to be included
- Reference to underground service runs, water tanks and SuDS attenuation tanks to be included to allow for successful coordination between landscape and services

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).

Following review of the details by the Council's Landscape Officer, a number of amendments have been requested (dated 10th Sept). A revised landscape statement and plan have been received (dated 2nd Oct) to address these queries. Following review of the amendments, the Council's Landscape Officer is satisfied with a number of the amendments and details. The combination of the revised landscape plan and the submitted response report (both received 02.10.2025) provide satisfactory responses to and details of the landscape scheme, planting specification and schedule. Whilst there are still a number of points which have not been entirely addressed, or where more details could be provided, such as the width of the planting beds to the rear amenity spaces and the location of the root barriers, these are considered to be minor in nature.

The requirements of the condition have now been satisfied.

Condition 21
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a fire hydrant to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicant has provided details of the nearest fire hydrant location, which has been discussed with the West Sussex Fire and Rescue Service Officer. However, as this condition does not require formal discharge, no further action is necessary.

Recommendation: Application Permitted

NOTE TO APPLICANT
Submitted details are noted in relation to Condition 21 (Fire Hydrant). As this condition is regulatory in nature, no formal discharge is required.

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/25/0228
(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	Landscaping Plan	02	02.10.2025
Supporting Docs	Condition 14 Landscaping Response Report		02.10.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 13.10.2025

Authorising Officer sign/initial J Hawkes Date: 13.10.2025