



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0051
River Terrace, Ridgehurst Drive, Horsham, West Sussex, RH12 1XF

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 3, 4, 5, 8, 9, 10 and 11 to approved application DC/24/1601

RELEVANT PLANNING HISTORY:

DC/24/1601	Erection of 2 no. 2 bed semi-detached dwellings with 3 parking spaces.	Application Permitted on 18.12.2025
------------	--	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/24/1601 was granted consent on 18.12.2025. This permission was for the following:

Erection of 2 no. 2 bed semi-detached dwellings with 3 parking spaces.

Consent is sought to discharge the details reserved by conditions 3, 4, 5, 8, 9, 10, 11.

Condition 3:

Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The applicant submitted a drainage plan which details the drainage connections and how the proposed pipework would connect to the existing sewer network. Southern Water have confirmed they are happy to discharge condition 3 due to the submitted report showing the proposed drainage scheme. Whilst it is recognised that the Council's Drainage Engineer has requested additional information, it is considered that these matters would be dealt with at Building Regulations stage, where the additional information is not required to comply with the condition. The requirements of the condition have therefore been satisfied.

Condition 4:

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, roofs and doors of the approved building has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicant submitted a schedule of materials, which details the proposed materials for the development. These include: Chailey Best Sussex Blend bricks, clay handcrafted roof tiles, UPVC windows, composite doors, white UPVC fascia/soffit and light grey patio. These materials are considered acceptable, and the requirements of the condition have therefore been satisfied.

Condition 5:

Pre-Commencement (Slab Level) Condition: *Prior to the commencement of the development above slab level, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.*

The content of the Biodiversity Enhancement Strategy shall include the following:

- a. Purpose and conservation objectives for the proposed enhancement measures;*
- b. detailed designs to achieve stated objectives;*
- c. locations of proposed enhancement measures by appropriate maps and plans;*
- d. persons responsible for implementing the enhancement measures;*
- e. details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The applicant submitted a Biodiversity Enhancement Strategy which outlines the proposed enhancement measures and other details as highlighted above in the condition. The ecological enhancements include bee bricks, pollinator-friendly planting, bird boxes, bat tubes and hedgehog friendly fences. The submitted details are considered acceptable.

Condition 8:

Pre-Occupation Condition: *Notwithstanding previously submitted information, prior to the first occupation of any part of the development hereby permitted, 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 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/residential curtilage treatments*

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 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 applicant submitted a Proposed Landscaping Plan which details the retained and proposed trees, with the specification details. As well as the hard surfacing and finishes, such as buff paving slabs, sandstone paving, buff concrete paving slabs and Ecogrid gravel filled. Furthermore, the details of the boundary treatment were included with 1800mm high close boarded fencing proposed, and all other fences 1500mm high. The details provided as part of the landscaping plan are considered sufficient to address the requirements of the condition. The requirements of the condition have therefore been satisfied.

Condition 9:

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the allocated provision of car parking spaces for vehicles has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Details of the proposed layout and allocated provision of car parking spaces for vehicles has been provided. WSCC Highways are satisfied that details of vehicle parking had been demonstrated sufficiently. The requirements of the condition have been satisfied.

Condition 10:

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The proposed landscaping plan shows that secure cycle parking is provided in the shed's located in the rear garden of both dwellinghouses. WSCC Highways are satisfied that details of cycle parking had been demonstrated sufficiently. These are considered sufficient to satisfy the requirements of the condition.

Condition 11:

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).

Electric charging points are provided to the front of the dwellinghouses, with a dual electric car charging point located close to the parking spaces in front of the dwellings in the proposed landscaping plan. WSCC Highways were satisfied that the details of the EV charging had been demonstrated sufficiently. The requirements of the condition have therefore been satisfied.

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/26/0051

(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 Statement	Schedule of Materials		12.02.2026
Plans	Drainage Plan	21-36-05D	12.02.2026
Plans	Proposed Landscaping	21-35-10	12.02.2026
Supporting Docs	Southern Water - Application to Connect to the Public Sewerage System - Section 106.	DSA000048493	12.02.2026
Supporting Docs	Biodiversity Enhancement Plan by South East Ecology dated 02.02.2026		12.02.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 27.03.2026

Authorising Officer sign/initial Tamara Dale Date: 09.04.2026