



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0395

Land at Sumners Ponds, Chapel Road, Barns Green, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 18 (hard and soft landscaping) and 19 (landscape management and maintenance plan) Phase B ONLY to approved application DC/21/2697 (32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system).

RELEVANT PLANNING HISTORY:

DC/21/2697	Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.	Application Permitted on 06.10.2023
DISC/23/0217	Approval of Details Reserved by Condition 3 to approved application DC/21/2697	Application Permitted on 06.03.2024
DISC/23/0218	Approval of details reserved by condition 4 (full site) & 12 (in respect of the land north of PROW ITC/1604/1 only) to approved application DC/21/2697	Application Permitted on 20.06.2024
DISC/23/0230	Approval of details reserved by condition 10 and 11 to approved application DC/21/2697	Application Permitted on 25.04.2024
DISC/23/0263	Approval of details reserved by condition 6 to approved application DC/21/2697	Application Permitted on 25.04.2024
DISC/23/0278	Application for Approval of Details Reserved by Condition 9 to approved application DC/21/2697	Application Permitted on 23.01.2024
DISC/23/0279	Application for Approval of Details Reserved by Condition 5 to approved application DC/21/2697	Application Permitted on 03.01.2024
DISC/24/0004	Application for Approval of Details Reserved by Condition 15 to approved application DC/21/2697	Application Permitted on 21.02.2024
DISC/24/0005	Application for Approval of Details Reserved by Condition 18 to approved application DC/21/2697	Application Refused on 12.07.2024
DC/24/0203	Relocation of existing Wardens Accommodation to an alternative location on the site	Application Permitted on 07.05.2024
DISC/24/0066	Application for Approval of Details Reserved by Condition 8 (in respect of the land north of PROW ITC/1604/1 only) to approved application DC/21/2697	Application Permitted on 21.06.2024
DISC/24/0177	Approval of details reserved by conditions 13 and 14 to approved application DC/21/2697	Application Permitted on 24.07.2024
DISC/24/0216	Application for Approval of Details Reserved by Condition 8 and Condition 12 (in respect of the land	Application Refused on 16.10.2024

S106/24/0024	south of PROW ITC/1604/1 only) to approved application DC/21/2697 Variation of S106 agreement relating to DC/21/2697 (Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable to drainage system) to change the Affordable Rent Housing to Shared Ownership Housing.	Application Permitted on 15.01.2025
DISC/24/0293	Application for Approval of Details Reserved by Conditions 8 and 12 to approved application DC/21/2697 in respect of Phase B	Application Permitted on 23.12.2024
DISC/25/0116	Approval of details reserved by condition 18 to approved application DC/21/2697.	Application Refused on 27.08.2025
DC/25/1251	Variation of condition 1 of previously approved application reference DC/21/2697 (Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system) to amend the approved plans to enable the retention of the existing building with associated alterations to provide 3 commercial units as opposed to reconstructing it and revised cladding to units C4-C6.	Concurrent application under consideration

PLANNING ASSESSMENT

Planning Application DC/21/2697 was granted consent on the 6th of October 2023. This permission was for the following:

Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.

Consent is sought to discharge the details reserved by conditions 18 and 19.

Condition 18:

Pre-Occupation Condition: No part of any phase the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works for that phase 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 including boundary walls and fences
- Details of all external lighting (including Wildlife Friendly Lighting Strategy as advised)

Details should also include retained historic landscape features and proposals for restoration where relevant.

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 the provision of revised plans the Landscape Officer has confirmed they are satisfied with the proposed 52no. trees, with 20 being of Extra Heavy Standard and the re-location of 4no. trees. An informative has been added to advise the trees are planted with root cells to encourage successful establishment. Other details include sensitive lighting and fencing details.

The landscape architect has confirmed the requirements of condition 18 have now been satisfied, following these negotiations that have secured acceptable landscaping, in particular an alternative delivery of appropriate tree planting regime to secure tree lined streets (as per national planning policy).

Condition 19:

Pre-Occupation Condition: *No part of any phase of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas within that phase has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.*

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Landscape Officer has confirmed the submitted Landscape Management and Maintenance Plan contains satisfactory information to discharge condition 19. It includes demarcation of land responsibilities. The requirements of the condition have been satisfied.

Other Matters:

It is noted that the ecological mitigation and enhancement document has been amended to remove reference to ponds and aquatic planting.

Compliance with the Ecological Mitigation and Enhancement Plan (Environmental Assessment Services Ltd - 409D/LG/ECE/SumnersPonds/EMP - September 2021) was secured by way of regulatory condition 34 of permission DC/21/2697. While the landscaping provided for condition 18 and 19 (relating to phase b) are suitable to discharge the removal of the ponds and aquatic planting would prevent the proposal from aligning with the plans approved under condition 34. Officers note that a new plan has been submitted; however, it would not be suitable to consider the new Ecological Mitigation and Enhancement Plan under the current application. The applicant should apply to vary condition 34 to ensure the development is in compliance with the condition.

Recommendation: Application Permitted

Conditions:

NOTE TO APPLICANT

The permission hereby permitted applies to only Phase B as shown on phasing plan PL050 Rev B approved by DC/21/2697.

NOTE TO APPLICANT

The Council's Landscape Officer advises that trees are planted with root cells in order to encourage successful establishment.

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/25/0395

(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	Site Fencing-Boundary Treatment & Lighting Plan	010-265 REV B	14.01.2026
Plans	Hard and Soft Landscape Proposals (Sheet 1)	SIG 1403-11 REV E	14.01.2026
Plans	Hard and Soft Landscape Proposals (Sheet 2)	SIG 1403-11 REV E	14.01.2026
Supporting Docs	MANAGEMENT AND MAINTENANCE DOCUMENT	SIG1403man REV A 15.10.25	10.12.2025
Plans	Soft Landscape Management Plan	SIG 1403-05 REV B	10.12.2025

DELEGATED

Case Officer sign/initial Alice Johnson Date: 02/02/2026

Authorising Officer sign/initial Matthew Porter Date: 04/02/2026