Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/23/0263
Land at Sumners Pond, Chapel Road, Barns Green, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 6 to approved application DC/21/2697

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

PLANNING ASSESSMENT
Planning Application DC/21/2697 was granted consent on 06.10.2023. 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 DC/21/2697.

Condition 6: Underground Services / Trees

Pre-Commencement Condition: No phase of the development hereby approved shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Council's Tree Officer has been consulted and initially raised concerns relating to development within the Root Protection Areas of retained trees. It was advised that '*..where underground apparatus is to pass within the RPA, detailed plans showing the proposed routeing should be drawn up in conjunction with the project arboriculturist'.*

The Applicants have submitted revised plans and a supporting statement to address the concerns raised and this has been reviewed by the Council's Tree Officer. Having reviewed the newly provided proposed service plan ref 1010-101 rev C, the Council's Tree Officer has confirmed that initial concerns have been addressed. The submitted information is now considered acceptable.

The Planning Statement erroneously refers to plan ref 1010-101, however the Applicant has confirmed in writing that the correct plan is plan ref 1010-101 rev C as submitted.

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/23/0263
(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	Existing Services REV A	NONE	05.03.2024
Details plan	Scottish and Southern Dig Sites (1 - 8)	NONE	07.12.2023
Details plan	Openreach - Plant Information Reply	NONE	07.12.2023
Details plan	Southern Water - Clean Water Plan	NONE	07.12.2023
Details plan	Telecoms Plan	NONE	07.12.2023
Details plan	Southern Water Wastewater Plan	NONE	07.12.2023
Details plan	Manhole Information Chart	NONE	07.12.2023
Details plan	SGN - Overview Map of Worksite	NONE	07.12.2023
Details plan	Scottish and Soutern - Overview Map of Worksite	NONE	07.12.2023
Tree plan		001 101 REV C	05.03.2024

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

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 24/04/2024

Authorising Officer sign/initial Adrian Smith Date: 25/04/2024