Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0259
Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough, West Sussex, RH20 3AS

DESCRIPTION:
Application for approval of details reserved by conditions 10 and 12 to approved application DC/24/0977

RELEVANT PLANNING HISTORY:

DC/24/0977	Variation to condition 1 to approved application DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) To enable a substation to be provided.	Application Permitted on 13.09.2024

PLANNING ASSESSMENT
Planning Application DC/24/0977 was granted consent on 13/09/2024. This permission was for the following:
Variation to condition 1 to approved application DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) To enable a substation to be provided.

Consent is sought to discharge the details reserved by conditions 10a and 12.

Condition 10a:
Pre-Commencement Condition: No development, which has the potential to impact on the breeding / resting place of Hazel Dormouse and Bats, shall commence until the Local Planning Authority has been provided with either:
a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
b) A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998, and in in
accordance with Policy 31 of the Horsham District Planning Framework (2015).

The Council has been provided with a copy of the Hazel Dormouse licence issued by Natural England on 7th October 2024 (valid until 31st Dec 2027), as well as the work schedule. The submitted details have been reviewed by the Council's Ecologist, and it is considered that the requirements of condition 10a) have been satisfied.

Condition 12:
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 and roofs of the

approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials and details 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) and policy ASH10(iv) of the Ashington Neighbourhood Plan.

The submitted materials schedule indicates the use of the following materials and colours throughout the residential estate:

- Walls - a mix of Freshfield Lane First Quality (red multi), Olde Southwater (red), Schermbeck Toscana Crest Plain (hanging) Tile (brown), HardiePlank horizontal cladding in Sailcloth (light cream) and Cobblestone (stone)
- Roofs - a mix of Terreal Flame Red (plain) tile (red) and Terreal New Forest (plain) tile (brown)
- Doors - Black GRP
- Windows - White uPVC
- Rainwater good - Black uPVC
- Fascias / Soffits - black or white depending on the materials used to the dwelling

The submitted details accord with the elevations of the originally approved scheme under DC/22/0372 and provide a varied, but limited palette of materials across the estate. Furthermore, the proposed materials pick up on the design and appearance of the neighbouring and surrounding development, which includes use of a soft red multi, or a brownish brick for facades and weathered brown roofing tiles. The materials key plan and clarifications in respect of the garage roofs now provide full details.

The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

Note to Applicant
The applicant is advised that the details in relation to a bat mitigation license remains outstanding and required under Condition 10b.

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/24/0259
(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	Mitigation Licence		08.10.2024
Supporting Docs	WORK SCHEDULE FOR HAZEL DORMOUSE LICENCE		08.10.2024

Supporting Docs	Materials Schedule		08.10.2024
Details plan	Materials Key Plan	7071 PL06 A	05.11.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 05.11.2024

Authorising Officer sign/initial Adrian Smith Date: 05/11/2024