Horsham District Council

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Littlebrook

Address Line 1

Horsham Road

Address Line 2

Address Line 3

West Sussex

Town/city

Cowfold

Postcode

RH13 8AH

Description of site location must be completed if postcode is not known:

Easting (x)

521764

Northing (y)

123337

Description

Applicant Details

Name/Company

Title

Mr

First name

Marcus

Surname

Hooper

Company Name

Address

Address line 1

Littlebrook Horsham Road

Address line 2

Address line 3

Town/City

Cowfold

County

West Sussex

Country

Postcode

RH13 8AH

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Dr

First name

Chris

Surname

Wilson

Company Name

Chris Wilson Consulting Ltd

Address

Address line 1

Church View

Address line 2

Vicarage Lane

Address line 3

Town/City

Samlesbury

County

Lancashire

Country

Postcode

PR5 0UD

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Installation of 2 Solar PV Panel arrays adjacent to the residential dwelling, including the provision of surrounding fencing and a self-closing pedestrian gate.

Reference number

DC/23/2040

Date of decision (date must be pre-application submission)

29/01/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Proposal for soft landscaping

In respect of the soft landscaping for the solar installation, per the previously submitted plans the following planting plan is proposed, together with supporting rationale.

The planting is required to cover the boundary inside of the cattle fencing, and will extend to approximately 69.2 linear meters in accordance with the submitted plans. The intention of the soft landscaping is to provide a visual screen to the panels, and to source hedging which can quickly achieve sufficient height and density to screen the panels from view.

The field location for the solar panels is where cattle graze, consequently species known to be toxic to animals have been excluded from consideration (for example, Laurel species).

The proposal has been made based upon the following criteria:

- Preference for evergreen species, or deciduous species which retain their leaves over winter
- Native species suitable to local climate conditions, soil type and natural drainage
- Foliage colour in keeping with existing hedging around the field
- At least medium growth rate, preferably fast growth rate
- Mature height of the planting will screen the panels when viewed at surface level
- A species which has benefits to local wildlife

Consequently our proposal for soft landscaping is to plant Hornbeam (Carpinus betulus) hedging at a density of 4 to 5 per linear meter. Having consulted a number of suppliers, we expect to source and plant approximately 350 hornbeam plants at 60 to 90cm tall in the next planting season. The plants will be planted into the earth enriched with a mixture of peat free compost and a root stimulator containing Mycorrhizal Fungi, to speed up root development and enhance growth rate.

Hornbeam has dense, mid-green foliage. The leaves turn coppery-brown in autumn, holding on to bare branches throughout the winter providing year-round cover and colour. Catkins appear in late spring which develop into small fruits and then seeds, feeding birds including spotted woodpeckers and also small mammals. Hornbeam is often used for nesting by Blackbirds, Finches, Thrushes and Wrens.

Hornbeam hedging can easily grow to 5m to 8m tall as a hedge and is fast growing, able to achieve growth rates of up to 4 to 5 feet per year.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Chris Wilson

Date

08/05/2024