Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0215
Roundstone Park , Worthing Road, Southwater, West Sussex, RH13 9JG

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 10 & 16 to approved application DC/22/0096

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024

PLANNING ASSESSMENT
Planning Application DC/22/0096 was granted consent on 20.02.2024. Consent is sought to discharge the details reserved by conditions 10 & 16.

Condition 10: *Pre-Occupation Condition: The development hereby permitted shall not be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by. The content of the LEMP shall include the following:*
a) Description and evaluation of features to be managed.
b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organisation responsible for implementation of the plan.
h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To 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 s40 of the NERC Act 2006 (Priority habitats & species).

To address the requirements of the condition, a Landscape and Ecological Management Plan has been submitted. As amended, the Council's Landscape Team have commented that, on the whole, most of the points have been addressed to their satisfaction. It is considered that the amended LEMP is sufficiently detailed to comply with the requirements of the condition.

Condition 16: *Pre-Occupation Condition: The development hereby permitted shall not be occupied until 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 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*

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).

To comply with the requirements of the details of landscaping has been submitted. The Council's Landscape Architect originally commented that amendments were required in addition to further details. In response, amended details were submitted. The Council's Landscape Architect commented that the amended details have addressed some of their comments. However, a key concern with the submission is the retention of Pinus Nigra along the northern boundary and adjacent to the existing residents. This is not an appropriate plant for a residential location. In addition, no hard landscape details are provided other than the material (no colour/finish). The Landscape Architect has stated that these 2 points need to be addressed to satisfy the requirements of the condition and in the interest of securing high quality design.

In response, further amendments were submitted which replaced the Pinus Nigra and included details of the hard surfacing materials. The HDC Landscape Officer has commented that the details are acceptable. The requirements of the condition have therefore been satisfied.

Water Neutrality
On 14 September 2021, the Council received a Position Statement from Natural England. Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.

This application seeks to approve details reserved by a condition. The original proposal was considered water neutral. The Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened out' this application for water neutrality purposes. No adverse effects on the Arun Valley habitat sites will therefore occur.

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/24/0215
(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	Tree Pit Detail for Tree Adjacent Garden Fence	DT01 - DT04 A	14.10.2024
Plans	Typical Extra Heaby Standard Tree / Tree Pit detail in Soft Landscape	JBA 21 420-DT02	14.10.2024
Supporting Docs	Marshalls Block Brochure		19.11.2024
Plans	HARD LANDSCAPING PLAN	CRL : 20083SW : 206 E	19.11.2024
Plans	DETAILED LANDSCAPE PROPOSALS	JBA 21/420-01 B	19.11.2024
Supporting Docs	LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN		14.10.2024
Plans	TYPICAL TREE PIT DETAIL IN SOFT LANDSCAPE	JBA 21 420-DT01	22.08.2024
Plans	TREEPIT DETAIL FOR TREE ADJACENT PRIVATE ROADS	JBA 21 420-DT03 A	22.08.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 29.11.2024

Authorising Officer sign/initial Adrian Smith Date: 29/11/2024