Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0046
15- 18 Fairfield Cottages, Cowfold, Horsham, West Sussex, RH13 8BL

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4, 5, 10, 11 and 17 to approved application DC/22/2010

RELEVANT PLANNING HISTORY:

DC/22/2010	Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.	Application Permitted on 15.01.2025.

PLANNING ASSESSMENT
Planning Application DC/22/2010 was granted consent on 15.01.2025. This permission was for the following:

Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.

Consent is sought to discharge the details reserved by conditions 4,5,10,11 and 17.

Condition 4: **Finished Floor Levels**

Pre-Commencement Condition: No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The existing spot level is shown to be 31.06m and 31.20m AOD on Plan 001 - S00 – REV 00a. Proposed finished floor levels are shown as being 31.42m; 31.30m; 31.25m; 31.35m respectively (from south to north across the site).

The Finished Floor Levels (FFL) are considered to be acceptable.

The requirements of the condition have been satisfied.

Condition 5: **Underground Services**

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, 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 advised that there are no concerns regarding the proposed utility layout in respect of condition 5 as shown on the Proposed Service Trenches Plan 002 -S00 -REV 000. The Council's Landscape Officer has also raised no concerns.

The requirements of the condition have been satisfied.

Condition 10: **Biodiversity Enhancements**

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 Biodiversity Enhancement Layout has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Layout shall provide finalised details and locations of the enhancement measures contained within the Bat Survey Report (The Ecology Co-op, October 2022) and Bat Scoping Report and Preliminary Ecological Appraisal (The Ecology Co-op, July 2022). The enhancement measures shall be implemented in accordance with the approved details prior to the first occupation of the site, and all features shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The Council's Ecology Consultants have reviewed the Biodiversity Enhancement Strategy (The Ecology Co-op, February 2025) submitted in respect of Condition 10. From an Ecology perspective, they have confirmed that they are satisfied that the submitted information includes the detail required by this condition.

The Council's Landscape Architects have advised that provided the information has been discharged to the satisfaction of the Council's Ecology Consultants, they have no further comments to make on this. However, it has been advised that they have checked the coordination of these details against the landscape proposals.

The requirements of the condition have been satisfied.

Condition 11: Materials

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 buildings has been submitted to and approved by the Local Planning Authority in writing and all materials 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).

A materials schedule has been submitted and includes the following details:

- Red Multi Stock facing brick – Forterra Hampton Rural Blend.
- Anthrocite High Performance windows – Halo System 10 uPVC – RAL 7016
- Anthrocite, PAS 23/24 compliant doors – Hol GRP – RAL 7016

- Anthrocite vertical Cladding - Cedral Click – RAL 7016
- Dark Grey Artificial Slate -tiled roof – Marley Thrustone Slate blue /black
- Black uPVC rainwater goods – Eurocell black half round
- Anthrocite bespoke canopies – PPC – Alumasc – RAL 7016
- PV Roof Panels with Black flashing kit – GSE integrated systems and surround.

The materials are considered acceptable in this context. The requirements of the condition have been satisfied.

Condition 17: Hard and Soft Landscaping

Pre-Occupation Condition: No part of the development hereby permitted shall be first 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***
- ***Details of all external lighting***
- ***Ecological enhancement measures set out in the Bat Survey Report (The Ecology Co-op, October 2022) and Bat Scoping Report and Preliminary Ecological Appraisal (The Ecology Co-op, July 2022).***

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).

The Council's Landscape Architects have been consulted. The proposed hard surfacing materials and finishes are considered to be acceptable as are details of the boundary treatments. However, the Council's Landscape Architects have raised concerns, and the applicants have been advised to review the soft landscaping details submitted with the discharge of conditions application.

The Council's Ecologist has reviewed the submitted landscape proposals, and from an ecological perspective, no further comments are raised.

The Council's Landscape and Arboricultural officers have reviewed the submitted landscape proposals, and express the following comments:

1) The planning submissions originally recognised the requirement for a semi-mature oak tree replacement for the tree felled under application no. DC/21/1108 and required by condition of that consent.

a. The submitted landscape scheme in respect of condition 17 does not recognise this requirement and proposes a hawthorn and a field maple within the area of replacement tree planting required. This approach is not supported, and amendment is required to comply both with the condition of the original

consent and the plans submitted for planning permission. A tree of good future individual stature is required to attempt to replace the long-term visual amenity lost by the felling of the original oak tree.

2) It is noted that in the DAS under DC/22/2010 and previous advice from HDC's Arboriculturist that an extra heavy standard or heavy standard 'Acer Platanoides Crimson King' or 'Metasequoia Glyptostroboides' would be a suitable replacement in regard to the previously removed TPO'd Oak under DC/21/1108.

a. Justification is requested as to why 1no. Crataegus monogyna is proposed as an alternative and why the other proposed tree has been relocated.

b. As previously mentioned by HDC's Arboriculturist, the tree's viable rooting area is constrained by the engineered highway, as well as the proposed hardscaping, therefore in order to achieve impact demonstrable to the removed TPO'd Oak, we recommend moving the Acer campestre back to where previously proposed and changing the Hawthorn to a more suitable species, as previously recommended, that reaches a larger size at maturity.

3) Landscape and Arboriculture comments under DC/22/2010 state the following, respectively: 'We would expect a range of tree stock sizes to be used across the site. As a minimum and as provided, 10-12cm should be used, however a number of trees should also be larger where the location allows to provide a sense of maturity to the scheme. Selected trees would also be preferably long-life expectancy species.' and 'In order to attempt to replace longer term public visual amenity, I recommend that either trees on the frontage include one or two species of larger future stature.' With that in mind, please amend the scheme to reflect larger specimens, especially within plot frontages.

4) Previous landscape comments also recommend that a predominance of one tree species or variety should be avoided with preference to native or naturalised species. Therefore, we recommend that Prunus 'Spire' is replaced by a combination of trees suitable for the conditions, preferably listed within the Biodiversity Enhancement Strategy (BES). In the interest of visual amenity, we recommend that species rich grassland is applied to the plot frontages and/or alternatively incorporated with bulb planting, in line with landscape comments made under DC/22/2010.

5) Please amend the tree pit backfill to reflect that, 'Backfill should replicate the existing soil profile by using soil excavated from planting pits, only amended with imported soils if necessary. No fertiliser should be used.'

6) We welcome that no pesticides/herbicides are permitted to be used, however we recommend 'Application of herbicide' be amended or removed from the timetables in the soft landscape establishment and maintenance document for clarity.

The Applicants have now made amendments to the soft landscaping scheme and have provided an updated detailed planting schedule (rev 03). The Council's Landscape Architects have been reconsulted and have advised that the information submitted and is now considered to be acceptable. The TPO'd tree which was removed under application DC/21/1108 is to be replaced with a Lime Tree. This has been discussed with both the Council's Landscape Architect and Arboricultural Officer and they have confirmed verbally that this is a suitable replacement tree and as such they raise no objections to the details 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/25/0046
(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
Tree plan	Tree Pit Detail [Standard Selected]	RCo562 / 03 00	13.02.2025
Layout plan	Detailed Planting Layout	RCo562 / 02 02	08.04.2025
Plans	Hard & Soft General Arrangement Drawing For Planning	RCo562 / 01 03	08.04.2025
Supporting Docs	SOFT LANDSCAPE ESTABLISHMENT & MAINTENANCE DOCUMENT	RC0562 REV 1	08.04.2025
Supporting Docs	Detailed Plant Schedule and Specification RC0562	RC0562 REV 3	02.05.2025
Plans	Proposed Service Trenches, indicating landscaping and Arboricultural requirements	DS0000 SCC XX XX DR AR 002 S00 000	13.02.2025
Plans	Existing and Proposed Levels	DS0000 SCC XX XX DR AR 001 S00 00a	02.05.2025
Supporting Docs	Biodiversity Enhancement Strategy	P5077	13.02.2025
Materials	Materials Schedule	07 A	20.03.2025
Supporting Docs	ARBORICULTURAL IMPLICATIONS ASSESSMENT	J62.24	13.02.2025

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

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 02/05/2025

Authorising Officer sign/initial Adrian Smith Date: 02/05/2025