Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0221
South Lodge Hotel , Brighton Road, Lower Beeding, West Sussex, RH13 6PS

DESCRIPTION:
Approval of details reserved by condition 11 to approved application DC/22/1205

RELEVANT PLANNING HISTORY:

DC/22/1205	Erection of 8no. Eco Lodges and a Yoga Suite to lake side within grounds of South Lodge Hotel.	Application Permitted on 10.02.2023

PLANNING ASSESSMENT
Planning Application DC/22/1205 was granted consent on 10.02.2023. This permission was for the following:

Erection of 8no. Eco Lodges and a Yoga Suite to lake side within grounds of South Lodge Hotel.

Consent is sought to discharge the details reserved by condition 11.

Condition 11: 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 indicating areas of vegetation clearance required within Access Paths (G1)***
- ***Detailed planting proposals plan to demonstrate filtered views to the yoga suite from PRoW 1732.***
- ***Details of all external lighting (including wildlife and bat sensitive lighting, the location of the lights; The dimensions of the lights; The angle and wattage of the lights; The hours of use; Measures to avoid illumination of boundary habitats, and waterbodies, to avoid disturbance to bats (showing modelled areas of light spill and predicted lux levels)***

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).

Following a site visit with HDC officers (including Landscape Architects) and on site discussions in regards to the areas on concern as identified within the previous refusal of landscape details pursuant to DISC/24/0092 (condition 11), which specifically related to the proposed landscaping measures including species and buffer planting zones, the Applicants have submitted proposed block plan 2453.5.1/08 Rev B, which includes the list of species that have been planted to increase the ancient woodland which covers the Birch copse thereby providing reinforcement with native trees and understorey planting (details as shown in the species list table for buffer area planting); and details of a 43m mixed native hedge with a cleft fence around the reed bed with anti deer mesh attached, to screen the Reedbed from the bridle path.

Details of Landscape enhancements for the buffer planting have also been provided and include Alder (Alnus glutinsa), Aspen (Populus tremula), Beech (Fagus sylvatica), Blackthorn Prunus spinosa), Guelder rose (Viburngam opulus), Hawthorn (Crataegus monogyna), Hazel (Corylus avellana), Hornbeam (Carpinus betulus), English oak (Quercus robur), Rowan (Sorbus aucuparia), Silver birch (Betula pendula), Wild cherry (Prunus avium), Willow goat (Salix caprea).

For completeness, the Landscape and Management Plan as previously approved (under DISC/24/0092 Condition 12) has been re-submitted as part of this application. The latest LaMP however sets out the details as previously approved in an email, within a dedicated LaMP document. This does not affect the overall acceptability of the original submission as approved, the details of which are fundamentally the same and remain unchanged.

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/24/0221
(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
Block plan	Proposed	2453.5.1/08 B	30.08.2024
Supporting Docs	Landscape Enhancements - Buffer Planting		30.08.2024

Supporting Docs	Landscape Management and Maintenance Plan		30.08.2024

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

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 25/09/2024

Authorising Officer sign/initial Adrian Smith Date: 25/09/2024