Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0304
Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough, West Sussex, RH20 3AS

DESCRIPTION:
Approval of details reserved by condition 9 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 condition 9.

Condition 9:
Pre-Commencement Condition: Prior to the commencement of development details of all underground trenching requirements for services, including the positions of soakaways, service ducts, foul, grey and storm water systems and all other underground service facilities (such as those required for street lights and EV charge points and the sub-station), and required ground excavations therefore, shall be submitted to and approved, in writing, by the Local Planning Authority. These details shall coordinate with the landscape scheme pursuant to condition 14, and with existing trees on the site. All such underground services shall be installed in accordance with the approved details.

Reason: As the matter is fundamental to protect roots of important existing trees and hedgerows on the site and future trees identified in the approved landscaping strategy in accordance with Policies 25, 32, 33 & 34 of the Horsham District Planning Framework (2015) and policy ASH5(B) of the Ashington Neighbourhood Plan.

Following review of the submitted details, the Council's Landscape Officer has raised a number of comments, which are shown below along with the corresponding actions / clarifications as provided by the agent on 10th March 2025:

1) We note minor discrepancy between positioning of the service water drain within the drainage proposals and combined service plan. Please amend as necessary for clarification and for minimal disturbance to the existing RPA. - *This has now been rectified and shows the drainage run aligning with the drainage drawing (revised dwg - ELH/U/08/CSL/01 Rev B)*

2. We note services proposed to be removed on the northern boundary and request more information, given that removal of northern boundary vegetation is advised against (with the exception of the substation location) as per previous comments under DC/24/0977. We

would be satisfied if the services were to be disconnected but remain in situ thus avoiding disturbance to the existing RPAs. - *New drawing includes a note confirming that existing services will remain in situ to avoid any disturbance to the existing tress that are to remain (revised dwg - ELH/U/08/CSL/01 Rev B*)

3. Clarification is requested as to whether the levels indicated in brown below are existing or proposed. If proposed, relocation may be required given the location within RPAs. - *This is an existing bund and down to remain so this should not be an issue.*

The requirements of the condition have been satisfied following the provision of the additional / revised information.

Recommendation: Application Permitted

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/24/0304
(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 Statement	PROPOSED COMBINED SERVICES LAYOUT	ELH/U/08/CSL/01 Rev B	10.03.2025
Supporting Docs	e-mail		10.03.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 19/03/2025

Authorising Officer sign/initial Adrian Smith Date: 19/03/2025