Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0064
Coppice Hanger, Church Hill, Pulborough, West Sussex, RH20 1AB

DESCRIPTION:
Approval of details reserved by conditions 11, 12 and 13 to approved application DC/21/1931.

RELEVANT PLANNING HISTORY:

DC/21/1931	Erection of 4No. detached dwellings with associated access, parking and landscaping.	Application Permitted on 19.04.2024

PLANNING ASSESSMENT
Planning Application DC/21/1931 was granted consent on 18/04/2024. This permission was for the following: Erection of 4No. detached dwellings with associated access, parking and landscaping.

Consent is sought to discharge the details reserved by conditions 11, 12 and 13.

Condition 11:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until full details of the approved landscaping, including all hard surfacing materials and all new boundary treatments, has 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 proposed planting, including schedules specifying species, planting size, densities, spacing and plant numbers
- Outline planting specification and maintenance plan
- Details of all hard surfacing materials and finishes
- Details of all new boundary treatments
The approved planting scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of any part of the development. Unless otherwise agreed as part of the approved landscaping, no planting 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 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 officer has reviewed the submitted details and has requested a number of amendments to the currently provided details in order to achieve a satisfactory level of detail:

1. The Landscape Officer commented that the proposed tree layout has changed from the approved proposals under DC/21/1931. To reiterate the Landscape Consultant's comments under DC/21/1931, the long-term retention of trees and hedgerow within private amenity space is more vulnerable than those within communal areas. It was therefore recommended that they be

located outside of boundary treatments where possible, and maintenance access provided if needed. The Landscape Officer highlights in particular the 3no. Betula pendula to the south of plot B.

- *To address this, the 3no Betula pendula to the southern side of Plot B have been shown outside of the private fenceline to this plot, along with a native hedge.*
- *An Acer campestre adjacent to the parking spaces south of Plot A has also been shown outside of the private fenceline / demise of this plot*
- *The retained Willow is also still shown within the private demise of Plot A*

2. As above, the Landscape Officer requested that hedgerow planting was clearly indicated in front of proposed boundary treatments for all plots.
    - *In response: hedgerows remain within the private demise of the new properties. Whilst the two public-facing boundaries of Plots C and D are indicated as 1.2m high post and rail fencing, there is increased certainty over the retention of this hedgerow if the fenceline is shown to the inner side of the line of new hedgerow planting. This point has not been fully addressed as requested. As picked up by the landscape officer, this is particularly important for the landscape features within the forecourt area of the new small estate, and contribute towards the public setting of the site.*

3. The Landscape Officer asked for proposed hard surfacing details. The use of loose or resin-bound gravel for a softer finish was recommended. In addition, no-dig areas and specification should be detailed in plan in accordance with the Arboricultural Method Statement (AMS).
    - *In response: The only details relating to the hard-surfacing include 'resin-bound gravel', 'Paving', and 'Permeable Block Paving' with no colour / specification, or edge details provided. The Landscape Officer commented that this is important not only in terms of the sensitivity with the RPAs, but also to acknowledge the conservation area setting.*

4. The Landscape Officer asked for the proposed locations of lighting bollards coordinated with the landscape proposals plan to ensure that the lighting and landscaping strategies can be delivered. The site layout in the lighting strategy differs from the landscape plan.
    - *In response: No details of the lighting plan / lighting bollards has been shown on the landscape plan. The Landscape Officer commented there would appear to be a conflict in the positions of the bollards indicated in the Outdoor Lighting Report and the landscape features, road and parking space positions and fence lines indicated on the Planting Plan Rev B (1098-L-02), as well as between the bollard positions indicated on the Landscape Proposal Plan Rev B (1098-L-01) and the bollard positions indicated in the Outdoor Lighting Report.*

The requirements of the condition have not been satisfied. The submitted plans have not addressed the landscape requests with sufficient clarity, and there remains significant discrepancies between the submitted plans.

Condition 12:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Council's Landscape officer has reviewed the submitted details and has requested a number of amendments to the currently provided details in order to achieve a satisfactory level of details:

1 In regard to mulch, the Landscape Officer requested details to reflect the following, 'Leave a 120mm collar free of mulch to prevent the stem/trunk from rotting'. The Landscape Specification should be updated in addition for consistency.
- *This has been added as requested.*

2 The Landscape Officer requested details of maintenance operations for proposed green roofs.
- *This has been added as requested within section 5.7*

3 The Landscape Officer advised that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed landscape features including woodland and hedgerows, and the protection of their ecological features. Alternative methods for weeding should be considered, noting that steel brushing in combination with acetic acid spraying, or electronic control systems are effective in hard landscaped areas. As such, the Landscape Officer requested that the LMP be amended accordingly to remove mention of herbicides and pesticides, and reflect alternative methods as above or hand weeding alone by careful digging or selective scything within the following sections: 5.2, 7.0.
- *This has been added as requested within section 5.2, but maintains reference to the use of herbicides in section 7.0*

Although the reference to the use of herbicide is retained in section 7.0 of the Landscape Management Plan, officers acknowledge that it's use, although advised against, is not banned. Therefore, the requirements of the condition are considered to have been satisfied.

Condition 13:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances shall any other external lighting be installed without prior consent from the Local Planning Authority.

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)

The Council's Ecology Consultant has reviewed the submitted documents: Outdoor Lighting Report (MMA, February 2025), Private Lighting Impact Assessment (MMA, February 2025), Lighting Strategy Design Plan (MMA, February 2025), Lighting Statement (David Archer Associates, February 2025) and the Proposed Site Plan which shows the locations of light fixtures.

The submitted details are considered to be satisfactory in providing the required lighting details so as to avoid adverse effect on integrity of The Mens SAC and qualifying species. The document has sufficiently detailed areas sensitive to light pollution and shown that habitat corridors will not be affected by light spill and not sever flightiness of non-light tolerant bat species.

The requirements of the condition have been satisfied.

Water Neutrality Note: No further Habitat Regulations Appropriate Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/21/1931) was judged water neutral under the Habitat Regulations and the details pursuant to conditions 11, 12 and 13 will not require re-assessment of that outcome as there is no change in water usage previous assessed arising from the details pursuant.

Recommendation: Split Decision

In respect of Conditions 12 and 13 the submitted details are approved.

In respect of Condition 11 the submitted details are refused for the following reason:

1 The revised Landscape Proposals Plan (1098-L-01 Rev B) and Planting Plan (1098-L-02 Rev B) are not considered satisfactory to discharge the requirements of Condtion 11.

NOTE TO APPLICANT
Condition 11 - The applicant is advised to ensure the submitted planting and landscape layout corresponds to the approved site layout (or as may have been formally submitted and approved by way of an amendment), as well as showing accordance with the lighting plan. Full details are also expected of all hard-surfacing, including colour, type and specifications of paving, resin-bound surfacing and fencing as may be appropriate.

In addition, the new public-facing hedgerows should be shown on the outside face of any boundary demarcation, or planted to each side, as well as a number of new and retained trees which are shown to fall within private boundaries should be shown within communally maintained areas to ensure their retention and management.

NOTE TO APPLICANT
Condition 13 - The applicant is advised that the reference to the use of herbicide currently retained in section 7.0 of the Landscape Management Plan be omitted as previously requested, and as has been removed from section 5.2.

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/25/0064
(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 Docs	Outdoor Lighting Report	NONE	26.02.2025
Supporting Docs	Private Lighting Impact Assessment	NONE	26.02.2025
Plans	Private Street Lighting Strategy Design	MMA19197/001	26.02.2025
Supporting Docs	Lighting Review	NONE	26.02.2025
Supporting Docs	Preliminary Bat Roost Assessment Report	NONE	26.02.2025
Site plan	Proposed	A(SP)001 REV C	26.02.2025
Supporting Docs	Landscape Management Plan	NONE REV A	24.04.2025

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

Plan Type	Description	Drawing Number	Received Date
Plans	Landscape Proposals	1098-L-01 REV B	24.04.2025
Plans	Planting	1098-L-02 REV B	24.04.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 28.05.2025

Authorising Officer sign/initial J Hawkes Date: 02.06.2025