Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0105
Sluetts Farm Buildings , Two Mile Ash, Horsham, West Sussex, RH13 0LA

DESCRIPTION:
Application for Approval of Details Reserved by Condition 8 to approved application DC/23/0306

RELEVANT PLANNING HISTORY:

DC/23/0306	Erection of temporary agricultural workers dwelling.	Application Permitted on 23.02.2024

CONSULTATIONS RESPONSES

Landscape Architecture: More information

We are unable to recommend the discharge of condition 8 as the relevant information to satisfy the first part of the condition (Details of all existing trees and planting to be retained) is not adequately provided. It is noted that regretfully, no tree survey, Arboricultural Report or Arboricultural Impact Assessment (AIA) was submitted under DC/23/0306.

While the in-situ concrete proposed involves a no-dig construction in order to lessen impact on RPAs, the extent of encroachment into the retained trees RPA's is unknown. In order to satisfy ourselves that the longevity of the retained tree belt is secured, a tree survey and AIA is recommended to clearly identify vegetation to be removed and retained, as well as to understand the impact of the proposals on existing trees.

It is also recommended that further advice is sought from the council's arboriculturist.

PLANNING ASSESSMENT
Planning Application DC/23/0306 was granted consent on 23.02.2024. This permission was for the following:

Erection of temporary agricultural workers dwelling.

Consent is sought to discharge the details reserved by condition 8.

Condition 8:
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*

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 submitted landscape plan indicates the trees to be retained on the site, the extent of the concrete slab (to site the temporary dwelling on) and associated path and grassed area. It is noted that no Arboricultural Impact Assessment has been submitted with the application, and that this omission has been raised as a concern by the Council's Landscape Officer.

The siting of the mobile home is though consistent with the planning permission and no greater impact on trees would arise as a consequence of the proposed landscaping scheme, which does not need to be agreed until the approved development has taken place. The relationship between the approved development and surrounding trees would reflect that existing between the neighbouring hay barn and trees and, given the temporary nature of the development the extent of the landscaping scheme is considered acceptable.

The submitted scheme seeks to retain hedgerows and trees at the site which benefits the biodiversity of the site. The extent of hard landscaping is commensurate to the scale and siting of the approved development.

The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0105
(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
Site Plan		2384/1B	13/05/2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 14/06/2024

Authorising Officer sign/initial Guy Everest Date: 18.06.2024