Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0005

Land at Sumners Ponds Chapel Road Barns Green West Sussex

DESCRIPTION:
Application for Approval of Details Reserved by Condition 18 to approved application DC/21/2697

RELEVANT PLANNING HISTORY:

DC/21/2697	Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.	Application Permitted on 06.10.2023.

PLANNING ASSESSMENT
Planning Application DC/21/2697 was granted consent on 06.10.2023. This permission was for the following:

Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.

Consent is sought to discharge the details reserved by conditions 18.

Condition 18: **Hard and Soft Landscaping**

Pre-Occupation Condition: No part of any phase the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works for that phase 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 including boundary walls and fences*
- *Details of all external lighting (including Wildlife Friendly Lighting Strategy as advised)*

Details should also include retained historic landscape features and proposals for restoration where relevant.

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 Architect has been consulted and advised that *'key aspects of the landscape strategy have been removed or diluted, such as the tree lined access route. Many of the other landscape aspirations at application stage have also been greatly reduced and at this time proposals are not acceptable'.* The Council's Landscape Architect issued a holding objection on the 27 February 2024. Your officers subsequently invited the applicants to submit further information to address the concerns raised.

The Applicants submitted additional information on the 2 June 2024 to address the initial concerns raised. The additional information submitted has been reviewed by the Council's Landscape Architect and further concerns have been raised. It has been advised that *'relevant information has not yet been submitted and modifications to secure the landscape strategy under DC/21/2697 have not yet been provided.'*

It is noted that some of the areas of concern have been addressed within the most recent submissions, including the reinstatement of the red line boundary to the western boundary adjacent to the campsite; upsize of trees on the access route to 18-25cm girths; root protection areas indicated to the north, west and eastern boundaries; some additional trees indicated; the amended location of the hedgerow to the apartment block; the amendment to footpath and reinstatement of trees; details of hard surfacing; the cycle storage and refuse and recycling locations provided; communal fences / benches shown.

However, notwithstanding this, there are many outstanding matters that have not been addressed satisfactorily, these matters include missed planting opportunities to the northern boundaries of the site (8 trees previously indicated in this area), and lack of reinforcement to the existing northern and western boundaries with infill hedgerow as previously approved under DC/21/2697; opportunities for tree planting to the north of the northern service route as north of the southern service route as previously approved under DC/21/2697 not indicated; proposed tree adjacent to the visitor parking bays not re-instated and no justification given for its removal; increase in girth of two other trees along the access route to 18-25cm for immediate impact; changes to hedgerow along access route / private gardens not addressed, no justification given for the change in hedgerow species; re-location of additional tree behind parking bays 15-16 required as current location not appropriate as over the service strip; landscape proposals to the rear of the parking bays at the southern boundary and swale for screening of the commercial buildings have been vastly reduced and should be re-instated to secure the approved landscape strategy; further clarification and information required along with revised plans in regard to landscaping and ponds relating to the amended drainage strategy; headwall drawings and details of boulders and planting not provided as previously requested; details for external lighting (wildlife friendly) not provided; further clarification required in regard to appropriate boundary treatment as indicated on a proposed site pan approved under DC/21/2697; maintenance for riads and hard landscaped areas have not been addressed; further information is required in regard to root cells for tree and vegetative planting within the commercial areas and other areas close to hard surfaced areas; amendments to the Landscape Management and Maintenance Plan and the Landscape Specification are required along with amendments to the Management Plan.

In view of the above, and despite the opportunity to fully address the concerns raised by the Council's Landscape Architect, the Applicants have not achieved this to date. The submission as it stands is substantially different to that set out in the Landscape Masterplan approved under condition 1 of the planning permission. It is therefore recommended that the discharge of condition 18 as sought be refused, as the details submitted in their current form are not considered to satisfactorily address the requirements of condition 18 and do not align with the Landscape Masterplan approved under condition 1. The Applicants are advised to resubmit a discharge of conditions application when they are able to fully address the landscape strategy approved under DC/21/2697.

The requirements of the condition have <u>not</u> been satisfied.

<u>Recommendation: Application Refused</u>

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/24/0005

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

Plan Type	Description	Drawing Number	Received Date
Plans	Highway Construction Details	23-020-505 Rev C	02.06.2024
Plans	External Works Layout	23-020-301 Rev C	02.06.2024
Plans	Management Plan	SIG1403-05	10.01.2024
Plans	Hard and Soft Landscape Proposals	SIG1403-11 Sheet 1	02.06.2024
Supporting Docs	LANDSCAPE SPECIFICATION	SIG1403spec	10.01.2024
Plans	Hard and Soft Landscape Proposals	SIG1403-11 Sheet 2	02.06.2024
Details plan	Proposed flat block - floor plans and elevations	PL-026 Rev B	02.06.2024
Supporting Statement	Planning Statement	Rev A	02.06.2024
Supporting Docs	MANAGEMENT AND MAINTENANCE DOCUMENT	SIG1403man	10.01.2024

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 12/07/2024

Authorising Officer sign/initial Adrian Smith Date: 12/07/2024