DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0309
Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough, West Sussex, RH20 3AS

DESCRIPTION:
Application for Approval of Details Reserved By Conditions 7 and 8 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 conditions 7 and 8.

Condition 7:
Pre-Commencement Condition: No development shall commence until a plan detailing all trees and planting to be removed, and all trees to be retained on and adjacent to the site, including means for their protection during construction work, has been submitted to and approved, in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details and no trees or hedges shown to be retained 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.

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) and policy ASH5(B) of the Ashington Neighbourhood Plan.

The submitted details have been reviewed by the Council's tree officer. Following ongoing discussions with Council officers to discharge the contamination remediation strategy across this site (under Condition 3 and DISC/24/0298), a number of meetings and discussions have taken place as the remediation works, involving the removal of some contamination within earth bunds, will likely impact on the RPAs of a number of trees, owing to a limited amount of mechanical excavation works required.

Following the submission of revised details to reflect the meetings and discussions held to address these matters, the Council's tree officer is satisfied that earlier concerns have been addressed as best as possible given the pre-existing site conditions and remediation requirements.

The requirements of the condition have therefore now been satisfied.

Condition 8:

Pre-Commencement Condition: No development shall commence until a Drainage Strategy detailing the proposed means of foul water disposal and a detailed surface water drainage scheme (including finalised surface water drainage designs and calculations) has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include a Surface Water Drainage Statement (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development). The drainage designs shall show full coordination with a detailed landscape scheme and should demonstrate that the surface water runoff generated up to and including the 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event. The drainage scheme shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015)

The Local Lead Flood Authority has reviewed the submitted details, as revised and received on 4th April 2025), and considers that the details now address the points that had been previously raised.

The requirements of the condition have now been satisfied.

Recommendation:

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/24/0309
(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	Existing Tree Schedule	04	17.03.2025
Plans	DRAINAGE DETAILS SHEET 2 OF 5	P23-961 16 C2	04.04.2025
Plans	DRAINAGE DETAILS SHEET 3 OF 5	P23-961 17 C2	04.04.2025
Plans	DRAINAGE DETAILS SHEET 4 OF 5	P23-961 18 C2	04.04.2025
Plans	DRAINAGE DETAILS SHEET 5 OF 5	P23-961 19 C1	04.04.2025
Supporting Docs	Drainage Calculations	P23-961 02	04.04.2025
Supporting Docs	DRAINAGE STRATEGY NOTE	P23-961 02	04.04.2025
Plans	Drainage Layout (1 of 3)	P23-961 10 C4	04.04.2025
Plans	Drainage Layout (2 of 3)	P23-961 11 C4	04.04.2025
Plans	Drainage Layout (3 of 3)	P23-961 12 C4	04.04.2025

Plans	DRAINAGE DETAILS SHEET 1 OF 5	P23-961 15 C2	04.04.2025
Supporting Statement	Arboriculture Method Statement	02	19.03.2025
Tree plan	Tree Protection Drawing	RCo339-02 06	17.03.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 23.04.2025

Authorising Officer sign/initial Adrian Smith Date: 25/04/2025