Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0236
Former Arun Feedmills, Sincox Lane, Shipley, West Sussex,

DESCRIPTION:

Approval of details approved by condition 9 and 10 to approved application DC/23/2278

RELEVANT PLANNING HISTORY:

DC/23/2278	Erection of 8no. dwellings, with associated parking, drainage, and hard and soft landscaping	Application Permitted on 16.04.2024

PLANNING ASSESSMENT

Planning Application DC/23/2278 was granted consent on 16.04.2024. This permission was for the following:

Erection of 8no. dwellings, with associated parking, drainage, and hard and soft landscaping

Consent is sought to discharge the details reserved by conditions 9 and 10.

Condition 9:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures required by the approved water neutrality strategy (Technical Note 1: Water Neutrality Statement by Motion dated 22.06.2023) have been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

The Applicant has submitted a Technical Note 1: Water Neutrality Statement by Motion dated 26.09.2024 which outlines the proposed fixtures and fittings. These accord with the figures stated within the approved Water Neutrality Statement, and the requirements of the condition have therefore been satisfied.

Condition 10:

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 Applicant has submitted a Landscaping Plan which indicates the proposed hard and soft landscaping, including planting, fencing, and hardsurfacing. Following consultation with the Landscape Architect, amendments have been received. These details are considered acceptable, and the requirements of the condition have been satisfied.

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/24/0236
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Technical Note 1: Water Neutrality Statement by Motion dated 26.09.2024	1fhshi/2306014	01.10.2024
Site plan	Landscaping Plan	NONE Rev A	07.11.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 12.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 12.02.2025