

Mr Tim Rodway  
Rodway Planning Consultancy Limited  
293 Upper Shoreham Road  
Shoreham By Sea  
BN43 5QA

**Chanctonview, Spring Gardens, Washington, Pulborough  
Erection of 1 No. detached dwelling house with car port.**

Your application DC/22/0867 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

**Conditions**

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

**Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken.** You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at [horsham.gov.uk/planning/discharging-a-planning-condition](https://horsham.gov.uk/planning/discharging-a-planning-condition)

**Community Infrastructure Levy (CIL)**

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit [horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay](https://horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay)

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,  
Development Management





Mr Tim Rodway  
Rodway Planning Consultancy Limited  
293 Upper Shoreham Road  
Shoreham By Sea  
BN43 5QA

Application Number: DC/22/0867

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)  
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Adrian Marmont, The Strand Worthing Development Limited

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

**Erection of 1 No. detached dwelling house with car port.**

**Chanctonview, Spring Gardens, Washington, Pulborough**

to be carried out in accordance with Application No. DC/22/0867 submitted to the Council on 04/05/2022 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes  
Head of Development and Building Control

Date: 18/06/2024

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

**SCHEDULE OF PLANS/DOCUMENTS**

| Plan Type                 | Description                       | Drawing Number  | Received Date |
|---------------------------|-----------------------------------|-----------------|---------------|
| Location & Site plan      | Location & Site Plan              | CV.LOC.002      | 04.05.2022    |
| Block plan                | Block Plan                        | CV.BLOCK.002    | 04.05.2022    |
| Elevation & Floor plan    | Proposed Car port                 | CV.CARPORT.002  | 07.05.2024    |
| Elevation & Floor plan    | Proposed Floor Plans & Elevations | CV.PL.EL.003    | 09.08.2022    |
| Site plan                 | Site Section & Landscape          | CV.SEC.002      | 04.05.2022    |
| Site plan                 | Tree Protection and Landscaping   | CV.SITEPLAN.007 | 07.05.2024    |
| Design & Access Statement | Design & Access Statement         | NONE            | 04.05.2022    |

|                      |                                                       |                            |            |
|----------------------|-------------------------------------------------------|----------------------------|------------|
| Supporting Statement | Arboricultural Impact Assessment and Method Statement | JWMB/RPT1/CHANVIEW/AIAA MS | 04.05.2022 |
| Supporting Statement | Water Neutrality Statement                            | CV.WNS.001                 | 18.08.2023 |
| Supporting Statement | Planning Statement                                    |                            | 04.05.2022 |
| Supporting Statement | Supporting Statement for Water Neutrality Strategy    | NONE                       | 04.07.2023 |

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development shall take place unless and until a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation submitted to an approved by the Local Planning Authority.

The development hereby permitted shall not commence unless and until the archaeological site investigation and post investigation assessment has been completed in accordance with a programme set-out within the agreed Written Scheme of Investigation and that provision for the analysis, publication, achieve deposition and dissemination of results has been secured and approved by the Local Planning Authority in writing.

Reason: To ensure that the proposed development does not result in the destruction of possible archaeological remains and that any recovered remains are appropriately treated, recorded and analysed in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained, does not increase the risk of flooding elsewhere and complies with Policy 38 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority:

- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the approved Water Neutrality Statement (CV.WNS.001, 10th August 2023) and associated supporting information document (V3, 3rd July 2023). The dwelling shall not be occupied unless and until evidence has been submitted to and approved by the Authority demonstrating the implementation of the strategy in full. That evidence shall include specifications of the fittings and appliances used within the approved dwelling, evidence of their installation, the completion of a calculation pursuant to Part G of the Building Regulations, details of the position of rainwater storage tanks and the specification of those tanks. The installed measures shall be retained as such thereafter.

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 179 and 180 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).

- 7 **Pre-Occupation Condition:** No part of the dwelling hereby permitted shall be occupied unless and until the cycle-store denoted on the approved floor plan (ref: CV.PL.EL.003) has been constructed made available for use in accordance with approved drawing number. The cycle parking store shall thereafter be retained as such for its designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No part of the dwelling hereby permitted shall be occupied unless and until the bin-store denoted on the approved floor plan (ref: CV.PL.EL.003) has been constructed and made available for use. The bin-store shall, thereafter, be retained as such for its designated purpose.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 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
- Details of all external lighting

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).

- 11 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved elevation plans (refs: CV.CARPORT 002 and CV.PL.EL.003) unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**Note to Applicant – Community Infrastructure Levy (CIL):**

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at [cil@horsham.gov.uk](mailto:cil@horsham.gov.uk)

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

**Note to Applicant**

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.

## **ADDITIONAL INFORMATION**

### **Planning Permission – Important Provisos**

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail [streetnaming@horsham.gov.uk](mailto:streetnaming@horsham.gov.uk) or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email [hop.oast.admin@horsham.gov.uk](mailto:hop.oast.admin@horsham.gov.uk).

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

### **Amendments**

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

### **Monitoring**

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

### **Right of Appeals**

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/22/0867

Chanctonview, Spring Gardens, Washington, Pulborough, West Sussex, RH20 3BS

### **DESCRIPTION:**

Erection of 1 No. detached dwelling house with car port.

### **RELEVANT PLANNING HISTORY:**

No previous and/or relevant planning history.

### **SITE AND SURROUNDS**

This application relates to the dwelling of 'Chanctonview' and its associated garden-spaces. The existing dwelling is a large property, sat within a generous plot. The main garden spaces for the existing dwelling sit to the east and north-east of the dwelling, with a large driveway leading onto Spring Gardens to the north. The site is predominantly maintained as lawn, though, a number of mature trees are present, predominantly of coniferous species.

The site is bounded by the 'Spring Gardens' nursery, farm-shop and café to the adjacent west and south, with industrial premises contained within the Spring Gardens industrial estate located opposite the site on Spring Gardens to the north. A residential cul-de-sac comprising mainly of post-war terraced housing is extends to the east and south of the site on Spring Gardens.

The site is located within Washington Parish, though, beyond a defined settlement boundary. The site is located within an Archaeological Notification Area, but is not affected by any other heritage, environmental, ecological and/or landscape designation.

### **DETAILED DESCRIPTION**

Planning permission is sought for the erection of a single detached dwelling together, an associated car-port, parking and garden spaces. The proposed dwelling would be provided in a 'chalet bungalow' style, with first floor spaces predominantly contained within the pitched-roof of the proposed dwelling and served by various dormer projections. The dwelling would contain 4x bedrooms, occupy a footprint measuring ~15m in length by ~9m in depth and be constructed to a ridge height of ~7.15m and eave height of ~3.6m.

The proposed dwelling would be situated to the adjacent north-east of Chanctonview and orientated onto the pre-existing private driveway leading onto Spring Gardens, which would be shared between the existing/proposed dwellings. 4x total parking spaces are proposed to service the proposed dwelling, 2x of which would be contained within a car-port structure located across the driveway from the proposed dwelling adjacent to the western site boundary.

### **RELEVANT PLANNING POLICIES**

#### **The National Planning Policy Framework (NPPF)**

#### **Horsham District Planning Framework (2015):**

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 4 - Strategic Policy: Settlement Expansion  
Policy 15 - Strategic Policy: Housing Provision  
Policy 16 - Strategic Policy: Meeting Local Housing Needs  
Policy 24 - Strategic Policy: Environmental Protection  
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character  
Policy 26 - Strategic Policy: Countryside Protection  
Policy 27 - Settlement Coalescence  
Policy 31 - Green Infrastructure and Biodiversity  
Policy 32 - Strategic Policy: The Quality of New Development  
Policy 33 - Development Principles  
Policy 35 - Strategic Policy: Climate Change  
Policy 36 - Strategic Policy: Appropriate Energy Use  
Policy 37 - Sustainable Construction  
Policy 38 - Strategic Policy: Flooding  
Policy 39 - Strategic Policy: Infrastructure Provision  
Policy 40 - Sustainable Transport  
Policy 41 - Parking

**Storrington, Sullington and Washington Neighbourhood Plan (2019):**

Policy 1 – A Spatial Plan for the Parishes  
Policy 8 – Countryside Protection  
Policy 14 - Design

**REPRESENTATIONS AND CONSULTATIONS RESPONSES**

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk)

**Consultations:**

**HDC – Arboricultural Officer: Advice:**

[Summary] The Council's arborist noted that the site features a number of existing trees, none of which are subject of a tree-preservation order or contained within a Conservation Area designation. The proposed dwelling, though, would encroach into the root protection area of trees T9-T14 (as classified within a supporting Arboricultural Impact Assessment), with the majority of root structures supporting these trees considered likely to be positioned within the site as opposed to underlying the road to the adjacent north. The proposed development, therefore, would likely result in a high percentage of root severance of detriment to the health of these trees, with additional concern regarding the proximity of the proposed dwelling to trees of this pre-existing scale.

The line of Cypress trees on the northern boundary of the site, however, have been repeatedly cut-back to prevent interference with the road to the adjacent north and display unsightly dead patches where no new growth will appear. In arboricultural terms, therefore, these trees were not considered to possess any especially or exceptional merit and that it would be an appropriate to simply remove all the trees on the northern boundary to the replant a new native mixed-species hedgerow as an appropriate way of addressing the amount of works within existing root-structures. This approach would allow the new dwelling to be moved northwards and outside of the root protection areas of tree T22 (Scots Pine) proposed for retention while allowing a rural character to be maintained.

In respect of works concerning the creation of a car-port it is noted that this is proposed to be sited within the root protection area of two Lawsons Cypress (T5 and T6), a Cypress (T6) and Maple (T3) in an area forming the driveway for Chanctonview. The plans show the carport to be a timber framed structure built upon a brick base, which presumably will require excavations within the protection areas of adjacent trees. The Arborists main concern was the potential impact upon T3 (Maple), recommending the removal of trees T5 and T6 and the planting to a native hedgerow to enable the structure to be moved further north and east at a more appropriate distance from trees T3 and T4.

The plans were noted to show only a single tree for removal (T8), a variety of apple, which was unobjectionable in arboricultural terms. Were the arborists recommendations implemented then no concerns with the proposed development would be held.

**HDC – Environmental Health:** No objection.

[Summary] The Council's Environmental Health team responded to raise no objection to the proposals, however, did recommend the inclusion of a condition requiring the submission and approval of a Construction and Environmental Management Plan (CEMP) prior to the commencement of development.

**WSCC – Highways:** No objection.

[Summary] The Local Highways Authority (LHA) responded to raise no objection to the proposed development, considering that the proposal would not unacceptably affect highway safety or result in a severe impact upon highway operation individually and/or cumulatively such as to warrant objection pursuant to NPPF Paragraph 115.

The LHA officer considered that proposed parking provision and access arrangements for the proposed dwelling were acceptable, though, that adequate covered and secure cycle parking facilities had not been demonstrated.

Conditions requiring the provision of appropriate cycle parking provision and electric-vehicle charging were recommended.

**Place Services – Archaeology:** No objection.

[Summary] The Council's consultant archaeologist recognised that the site was within an Archaeological Notification Area associated with the Hardham to Barcombe Mills Roman Road. The inclusion of a planning condition requiring the agreement of a programme of archaeological work and post-investigation assessment by way of Written Scheme of Investigation prior to the commencement of operations was recommended in order to protect fragile and finite archaeological deposits.

**Natural England:** No objection.

[Summary] In response to the Council's appropriate assessment made pursuant to Regulation 63 of the Protection of Habitats and Species Regulations 2017 (as amended), Natural England confirmed its agreement to the conclusions of the Councils assessment subject to relevant mitigations being delivered and the future maintenance and management of those measures being secured.

**Washington Parish Council:** Objection.

[Summary] Washington Parish Council responded to object to the proposal. The Parish Council considered that the proposal constitutes 'garden infill' development in the countryside contrary to Policy 4 of the Neighbourhood Plan, that the site is not designated for development within the current Local Plan, that the proposals would not meet a local housing or employment need and would prove contrary to the current spatial approach of the Local Plan.

#### Representations:

Two letters of representation were received in conjunction with the proposals, one in objection to the proposed development and one neither in support nor objection to the proposals.

The main material grounds for objection can be summarised as:-

- The proposed development would overlook neighbouring residences;
- The proposed development would negatively impact upon local tranquillity;
- The proposed development would create noise and vehicle movements;
- New tree planting could cause overshadowing to neighbouring property if allowed to grow too tall;
- Existing parking in the vicinity is limited and may be impeded by construction traffic.

Additional comments regarding the adverse effects of development upon the value of neighbouring property are noted, though, do not constitute a material consideration in the determination of this application.

Other material comments received (neither in objection or support of the proposals) can be summarised as:-

- Existing screening should be kept in place until new screening has had time to establish;
- Any damage caused to the roadway as a consequence of construction traffic should be made good;
- Any construction operations should be kept within normal office hours.

### EQUALITY AND HUMAN RIGHTS:

Under the Equality Act 2010, the Council has a legal duty to pay 'due regard' to the need to eliminate discrimination and promote equality, fostering good relations in respect of Race, Disability, Gender including gender reassignment, Age, Sexual Orientation, Pregnancy and maternity, Religion or belief. The Equality Act 2010 will form part of the planning assessment below.

Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application.

Consideration of Human Rights and Equalities forms part of the planning assessment below.

### PLANNING ASSESSMENT

The main considerations material to this application relate to:

- The principle of development;
- The effects of development upon local character and appearance;
- The effects of development upon neighbouring occupiers/users of land;
- The effects of development upon highway safety and operation;
- The effects of development upon the integrity of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites.

#### **Principle of Development:**

Policy 4 to the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) (2019) provides that development proposals outside the defined built-up area boundary of Washington will be supported on any allocated sites, within the area surrounding Montpelier Gardens / Luckings Yard or if development results in the reuse of previously developed land on land outside the South Downs National Park, subject to accordance with other policies of the development plan. SSWNP Policy 4, further, provides that proposals outside of these definitions will be required to conform to development plan policies specifically addressing the management of development in the countryside.

The application site falls within Washington Parish, though, is found beyond the defined built-up area boundary for Washington; which is located within the South Downs National Park. The site, further, is considered to represent previously developed land, as defined at Annex 2 to the National Planning Policy Framework (2023), being land contained within the curtilage of Chanctonview as a permanent structure. The status of the site as a residential garden does not exempt the site from classification as previously developed land, as defined at Annex 2, in this instance as the site is located beyond a built-up area. It is, therefore, considered that the principle of development is established by the provisions of SSWNP Policy 4.

While it is recognised that the in-principle support afforded to the reuse of previously developed land beyond the built-up area of Washington within SSWNP Policy 4 does provide greater flexibility for development relative to other locations within the District, the Neighbourhood Plan Policy explicitly recognises this situation in requiring adherence to countryside management policies (Policies 2, 4 and 26 of the Horsham District Planning Framework (HDPF)) outside of the definitions contained within SSWNP Policy 4.

That flexibility provided by SSWNP Policy 4 follows from the comments of the independent Neighbourhood Plan examiner at paragraphs 74-78 of his report<sup>1</sup>, where the independent examiner explains his reasons for regarding the London Road part of Washington as a sustainable location for residential development, the need to promote the use of previously developed land at paragraphs 66 and 79 and the wider significance of increased flexibility as part of wider housing delivery within the Parish at paragraph 162. The adopted Neighbourhood Plan policy reflects the recommended modification of the independent examiner at page 19.

It is, further, significant that the Inspectorate have considered the correct interpretation of SSWNP Policy 4 in the context of the wider spatial approach of the development plan in conjunction with ref: APP/Z3825/W/19/3230663 (DC/18/2249), where the Inspector rejected the Authority's submissions that residential development on previously developed land beyond the built-up area boundary of Washington would result in conflict with the spatial provisions of the development plan, largely as a consequence of the sustainability of the appeal site, the nature of the appeal proposal as an infill proposal within a defensible boundary and as a consequence of the provisions of SSWNP Policy 4. (Paragraphs 14-22). While acknowledging that this appeal proposal involved a site in proximity of Vineyards/Luckings Yard, as referenced within SSWNP Policy 4, the application site is in closer proximity to the 'larder' shop referenced at paragraph 75 of the examiners report in addition to the Spring Gardens farm shop (directly adjacent to the site) and bus-stops adjacent to Wiston Business Park in the close vicinity of the site. It is considered, therefore, that future occupiers may have some access to services and amenities by means other than reliance on the private car, notwithstanding the increased distance to the settlement of Washington.

Overall, it is considered that the principle of development is established by the definitions of SSWNP Policy 4 and that no conflict would arise with the countryside management provisions of the HDPF at Policies 2, 4 and 26.

### **Character, Design and Appearance:**

Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform and development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Policy 33, in addition, presumes in favour of the retention of important landscape and natural features, including trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses which may occur through the development.

Policy 14 of the SSWNP provides that the scale, density, massing, height, landscape design, layout and materials of development will be required to reflect the scale, architectural and historic character of surrounding buildings and the receiving landscape.

The application site is located within a mixed context characterised by residential development on Spring Gardens to the south and east of the site, industrial development at Wiston Business park to the north of the site and the Spring Gardens nursery/farm shop to the west. Though the site falls beyond a defined settlement, the quantum and scale of existing built-development, together with associated activity, constitute notable urbanising influences. The narrowness of Spring Gardens and closeness of boundary vegetation, further, acts to reinforce local urbanising influences and a sense of detachment from open countryside to the north-west of the site and west of Wiston Business Park. The site, therefore, is considered to be well-contained at landscape scale with the proposed development not

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<sup>1</sup> A Report to Horsham District Council and the South Downs National Park Authority on the Examination of the Storrington, Sullington and Washington Neighbourhood Plan – November 2018

considered to result in a sense of encroachment into the countryside or loss of landscape features detrimental to the landscape character of this location.

The proposed dwelling would be sited within the garden area of Chanctonview to the north-west of the existing dwelling. The submitted layout demonstrates that the proposed dwelling would be proportionate to its respective plot and without unacceptable encroachment into the root protection area of valued existing trees, including two Scotts Pine located internally within the site and a large Maple located on the north-eastern boundary of Chanctonview. The proposed development would result in the felling of a line of Cypress trees directly adjacent to Spring Gardens, however, the Council's arborist notes that these Cypress trees hold no especial or exceptional merit, with the arborists recommendation being that these trees are felled in order to enable a revised site-layout which better respects the root-protection areas of other trees contained within the site. The amended plans received 07.05.2024, therefore, positively respond to the arboricultural recommendations and demonstrate the retention of the existing Scotts Pines, Maple and other trees present to the western and eastern site boundary. It is not considered, therefore, that the quantum and layout of proposed development would result in harm to local character and appearance, in a manner contrary to the provisions of HDPF Policies 25, 32 and 33.

It is accepted that the proposed dwelling would differ from the character and use of materials to dwellings eastwards of the site on Spring Gardens, though, this is principally a consequence of the regular rhythm and uniform vernacular evident to Nos 3-6 Spring Gardens as consistent semi-detached post-war designs. The contrast in design approach, though, would not prove harmful to the character of the area.

Notwithstanding the evident contrast in design approach with dwellings eastwards of the site, the proposed dwelling is not excessively proportioned and would closely mirror the existing design of Chanctonview, which is a pre-existing chalet bungalow making use of similar materials. Subject to conditions requiring the use of high quality materials/detailing, as specified on the proposed elevation plan (ref: CV.PL.EL.003), it is considered that proposed development achieves an acceptable standard of design without harm to the character and appearance of its respective surroundings.

### **Amenity:**

Policy 33 of the HDPF, *inter alia*, requires that development is designed to avoid unacceptable harm to the amenities of nearby occupiers/users of land by way of disturbance, overshadowing and/or loss of privacy.

The proposed dwelling would be positioned (at its closest point), ~17.6m westwards of the shared boundary with No.6 Spring Gardens and ~20m westwards of the built-footprint of No.6 Spring Gardens accounting for a neighbouring side-extension approved pursuant to ref: DC/16/0738. The neighbouring side extension is noted to omit west facing windows at first floor level. A good amount of existing vegetation is, further, proposed to be retained and reinforced by additional planting inside of the common boundary.

Given the relative positioning and orientation of the proposed dwelling and No.6 Spring Gardens it is not considered that a relationship of mutual overlooking between living spaces would arise between the two dwellings. The single first-floor east facing window featured to the proposed dwelling may result in some degree of overlooking of neighbouring gardens at No.6, though, any degree of overlooking would not prove significant at the distance proposed and with regard to the screening effect which existing/additional planting would provide. As the overlooking of rear garden spaces from first-floor vantages does not constitute an unusual and/or unexpected relationship, it is not considered that any resultant loss of privacy experienced by occupiers of No.6 Spring Gardens would amount to unacceptable harm contrary to the provisions of HDPF Policy 33. The separation between the proposed dwelling and No.6, further, is sufficient to prevent any unacceptable degree of overshadowing to occupiers of this neighbouring dwelling. No harmful effect is considered to arise from the proposed installation of east facing windows at ground floor level within the proposed development accounting for the effect of typical boundary treatments and retained intervening vegetation.

With regard to expected effects upon occupiers of Chanctonview it is noted that the proposed dwelling is designed to omit south facing windows above ground floor level. Though the introduction of south facing ground floor windows are shown, it is not considered that these would lead to an unacceptable relationship of mutual overlooking accounting for the proposed installation of boundary fencing on the southern site boundary and the indicated creation of a landscape buffer. The ~8m separation to the southern site boundary and north-easterly positioning of the proposed dwelling relative to Chanctonview is sufficient to ensure no unacceptable loss of natural light to existing occupiers.

No unacceptable loss of light and/or privacy is considered to arise to occupiers within the wider vicinity of the application site. Subject to standard conditions requiring the submission of details pertaining to the construction site-set up and restricting construction operations to reasonable hours it is considered that the proposed development would avoid unacceptable effects to nearby occupiers, in accordance with the requirements of HDPF Policy 33.

### **Parking, Highway Safety and Operation:**

HDPF Policy 40 provides that development will be permitted provided that it is appropriate in scale to existing transport infrastructure, maintains the existing transport system, and includes opportunities for sustainable travel and to minimise the distance people need to travel. Development, further, should provide for a safe and suitable access for all highways users.

Policy 41 of the HDPF seeks to ensure that parking provision ensures a balance between good urban design, highway safety, residential amenity and town centre attractiveness and vitality. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users, including with regard to the needs of cyclists, motorcyclists, users of electric-vehicles and the mobility impaired.

The proposed development would share an access onto Spring Gardens, together with the existing dwelling of Chanctonview. Spring Gardens is a privately single-track lane in this location, which becomes publicly maintained ~50m east of the site. The point of access onto Spring Gardens benefits from reasonable visibility in either direction, with vehicles expected to be travelling at low speeds accounting for the narrow nature of the lane, its enclosed nature and the presence of a speed-bump adjacent to the north-eastern corner of the site. It is not considered, therefore, that the proposed access arrangement would give rise to a highway safety concern, as also considered by the Local Highways Authority.

It is not considered that any increase in vehicle movements associated with the introduction of a single dwelling would result in a severe impact upon highway operation on an individual or cumulative basis. The proposed development, therefore, is considered unobjectionable in relation to the provisions of NPPF Paragraph 115.

The proposed development would introduce a 2-bay car-port and retain an area sufficient for the parking of 2x vehicles directly adjacent to the south-western corner of the proposed dwelling. This quantity of provision is sufficient to meet the needs of future occupiers without compromising parking facilities available to occupiers of Chanctonview, or the ability of existing/future occupiers to turn on site and exit onto Spring Gardens in a forward gear. Proposed vehicular parking provision, therefore, is considered acceptable in HDPF Policy 41.

It is noted that the Local Highways Authority (LHA) have commented that the proposed development does not incorporate a dedicated cycle-store, though, the submitted floor plans (ref: CV.PL.EL.003) do show the incorporation of a bike-store within a projection positioned on the north-eastern elevation of the proposed development. This store is shown as covered and secure, and considered sufficient to serve the needs of future occupiers as required by HDPF Policy 41. It is, therefore, deemed unnecessary to include a separate condition requiring the submission and approval of additional details pertaining to cycle-store provision as recommended by the LHA.

### **Ecology:**

The application site consists primarily of mown grass and, with the exception of existing trees/vegetation present to the respective boundaries of the site, possesses no ecological features of interest. Existing vegetation present to the southern, western and eastern site boundaries would be retained/preserved by the proposed development. The proposed felling of Cypress trees along the sites northern boundary is not considered to result in adverse ecological effects, accounting for the non-native nature of Cypress and the limited support which Cypress provide to protected and priority species. The proposed planting of a native hedgerow, in replacement of Cypress, by contrast, would deliver a proportionate biodiversity gain in accordance with the provisions of HDPF Policy 31.

#### Water Neutrality:

The proposed development is located within the Sussex North Water Supply Zone, as subject of the Natural England 'Position Statement' of September 2021. The introduction of an additional dwelling would materially increase demand for the use of mains-water resources within the Supply Zone, and, therefore, could possibly contribute to the adverse effect upon the integrity of the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites as addressed within Natural England's Position Statement.

The proposed development, though, is supported by a Water Neutrality Statement (WNS) which seeks to mitigate against the possibility of adverse effects upon the integrity of Arun Valley sites. The WNS proposes specified efficiency measures to reduce on-site demand, including rainwater harvesting, in combination with the retrofitting of existing appliances/installations within Chanctonview to achieve an overall net-reduction in mains-water resources. The proposed mitigations have been assessed in detail within an Appropriate Assessment conducted pursuant to Regulation 63 of the Conservation of Habitats and Species Regulations (2017) (as amended), the conclusions of which have been endorsed by Natural England.

The applicants have provided to the Authority an acceptable Unilateral Undertaking pursuant to S.106 of the Town and Country Planning Act 1990 to secure the implementation and future retention of 'off-site' mitigations at Chanctonview. Proposed on-site measures, including specified efficiency measures and the installation of rainwater harvesting features, can be secured by way of appropriately worded condition.

It is considered that those measures, in combination, are sufficient to ensure that the proposed development does not adversely impact upon the integrity of the Arun Valley SAC, SPA and Ramsar and that planning permission could be granted without conflict with the Authorities duties pursuant to the Protection of Habitats and Species Regulations (2017) (as amended).

#### **Other Matters:**

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:-

- Requirement to provide full fibre broadband site connectivity;
- Dedicated refuse and recycling storage stores;
- Opportunities for biodiversity gain;
- Cycle parking facilities;
- Electric vehicle charging points.

The proposed development, further, is not located in an area designated as at risk of fluvial and/or surface water flooding. Subject to the submission and approval of detailed drainage designs pursuant to an appropriately worded condition, therefore, the proposed development is considered acceptable in drainage terms and would not result in an increase in flood-risk elsewhere.

The proposed development would not adversely impact upon the integrity of archaeological remains, subject to a condition requiring appropriate archaeological investigation and recording for the duration of construction operations.

### **Conclusions:**

The proposed development would reuse previously developed land, where Policy 4 of the SSWNP establishes the principle of development. The proposed dwelling is considered to be acceptably sited, designed and proportioned in a manner which would preserve local character, the amenities of nearby occupiers, and avoid unacceptable effects upon highway safety and operation. Subject to the implementation of measures specified within the accompanying Unilateral Undertaking and conditions recommended below it is considered that the proposed development is consistent with the provisions of the development plan in addition to the Authority's duties under the Habitats Regulations. It is, therefore, recommended that planning permission be granted accordingly.

### **COMMUNITY INFRASTRUCTURE LEVY (CIL)**

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

**It is considered that this development constitutes CIL liable development.**

| Use Description                    | Proposed | Existing                | Net Gain   |
|------------------------------------|----------|-------------------------|------------|
| Residential – District Wide Zone 1 | 183      | 0                       | 183        |
|                                    |          | <b>Total Gain</b>       | <b>183</b> |
|                                    |          | <b>Total Demolition</b> | <b>0</b>   |

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

### **Recommendation: Application Permitted**

#### **Conditions:**

1. Plans list
2. **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. **Pre-Commencement Condition:** No development shall take place unless and until a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation submitted to an approved by the Local Planning Authority.

The development hereby permitted shall not commence unless and until the archaeological site investigation and post investigation assessment has been completed in accordance with a programme set-out within the agreed Written Scheme of Investigation and that provision for the analysis, publication, achieve deposition and dissemination of results has been secured and approved by the Local Planning Authority in writing.

Reason: To ensure that the proposed development does not result in the destruction of possible archaeological remains and that any recovered remains are appropriately treated, recorded and analysed in accordance with Policy 34 of the Horsham District Planning Framework (2015).

4. **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained, does not increase the risk of flooding elsewhere and complies with Policy 38 of the Horsham District Planning Framework (2015).

5. **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6. **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the approved Water Neutrality Statement (CV.WNS.001, 10<sup>th</sup> August 2023) and associated supporting information document (V3, 3<sup>rd</sup> July 2023). The dwelling shall not be occupied unless and until evidence has been submitted to and approved by the Authority demonstrating the implementation of the strategy in full. That evidence shall include specifications of the fittings and appliances used within the approved dwelling, evidence of their installation, the completion of a calculation pursuant to Part G of the Building Regulations, details of the position of rainwater storage tanks and the specification of those tanks. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 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).

7. **Pre-Occupation Condition:** No part of the dwelling hereby permitted shall be occupied unless and until the cycle-store denoted on the approved floor plan (ref: CV.PL.EL.003) has been constructed made available for use in accordance with approved drawing number. The cycle parking store shall thereafter be retained as such for its designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8. **Pre-Occupation Condition:** No part of the dwelling hereby permitted shall be occupied unless and until the bin-store denoted on the approved floor plan (ref: CV.PL.EL.003) has been constructed and made available for use. The bin-store shall, thereafter, be retained as such for its designated purpose.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

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
- Details of all external lighting

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).

11. **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved elevation plans (refs: CV.CARPORT 002 and CV.PL.EL.003) unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12. **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

#### 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.

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**Plans list for: DC/22/0867**

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

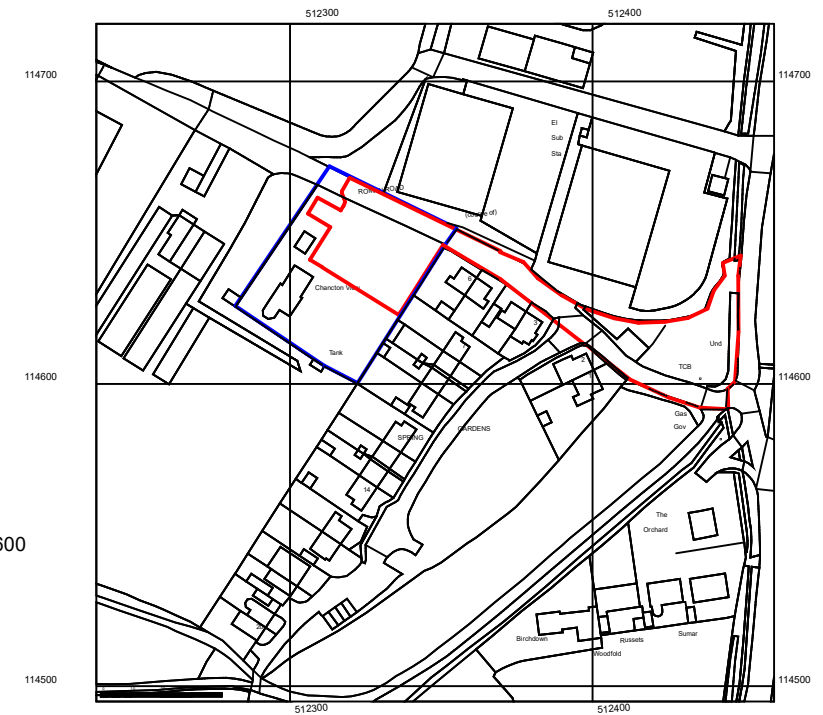
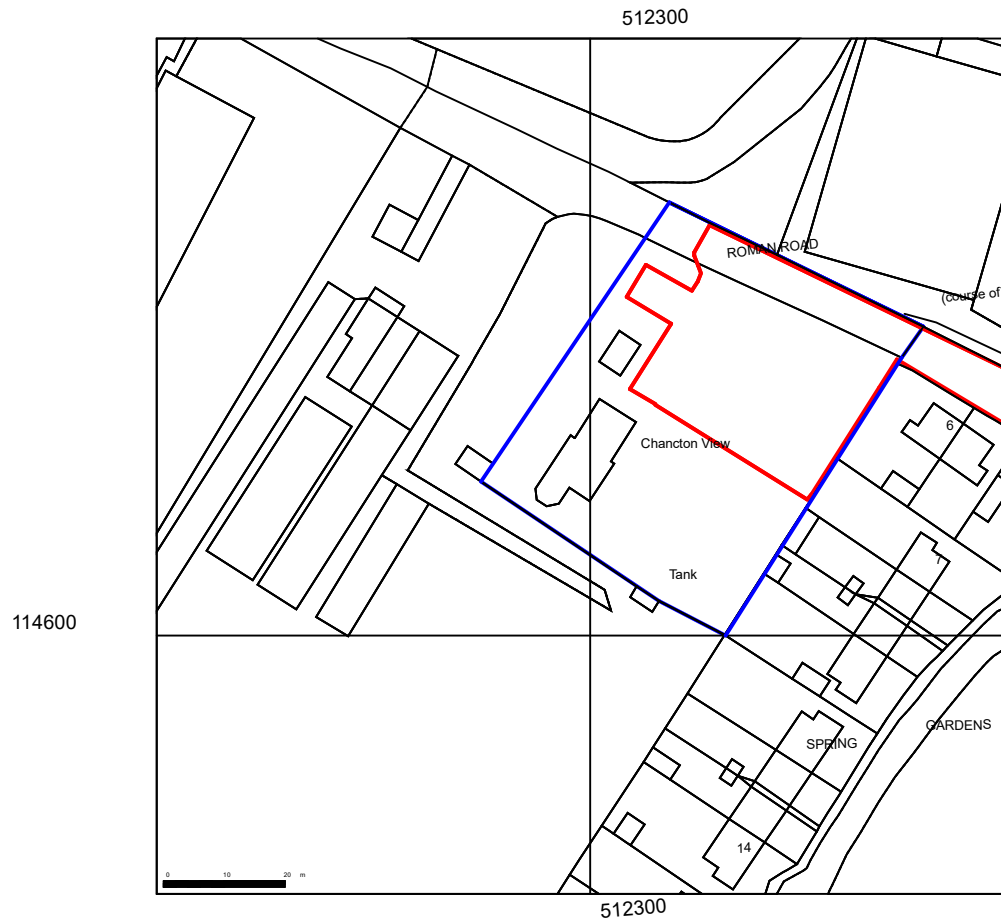
Schedule of plans/documents **approved**:

| Plan Type                 | Description                                           | Drawing Number                       | Received Date |
|---------------------------|-------------------------------------------------------|--------------------------------------|---------------|
| Location & Site plan      | Location & Site Plan                                  | CV.LOC.002                           | 04.05.2022    |
| Block plan                | Block Plan                                            | CV.BLOCK.002                         | 04.05.2022    |
| Elevation & Floor plan    | Proposed Car port                                     | CV.CARPORT.002                       | 07.05.2024    |
| Elevation & Floor plan    | Proposed Floor Plans & Elevations                     | CV.PL.EL.003                         | 09.08.2022    |
| Site plan                 | Site Section & Landscape                              | CV.SEC.002                           | 04.05.2022    |
| Site plan                 | Tree Protection and Landscaping                       | CV.SITEPLAN.007                      | 07.05.2024    |
| Design & Access Statement | Design & Access Statement                             | NONE                                 | 04.05.2022    |
| Supporting Statement      | Arboricultural Impact Assessment and Method Statement | JWMB/RPT1/CHA<br>NTONVIEW/AIAA<br>MS | 04.05.2022    |
| Supporting Statement      | Water Neutrality Statement                            | CV.WNS.001                           | 18.08.2023    |
| Supporting Statement      | Planning Statement                                    |                                      | 04.05.2022    |
| Supporting Statement      | Supporting Statement for Water Neutrality Strategy    | NONE                                 | 04.07.2023    |

**DELEGATED**

Case Officer sign/initial      Giles Holbrook      Date: 06.07.2024

Authorising Officer sign/initial      Adrian Smith      Date: 13/06/2024



SITE: Land Adjacent Chanctonview, Spring Gardens, Washington, RH20 3BS

SCALE: 1:1250 & 1:2500 on A4 Paper

DRAWING: Site Location

Drawing Ref:  
CV.LOC.002

PLANNING

drawn by: AM  
January 2022

Revision:



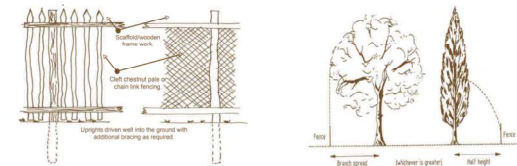
Tree & Shrub Protection

The existing trees and hedging are being retained are marked/outlined with a green dashed line as is the protection zone.

To the perimeter of the tree protection zone erect a temporary fence to a height of 2m as shown below. Fencing signed with no entry. Within this area no excavation of any kind, any landscaping / planting of the new hedge and pleached trees to be hand dug and any roots encountered above 35mm to be carefully preserved. The same principles applied to the area adjacent the retained beech hedge to the south west corner of the site. Where excavation is required any roots exposed smaller than 35mm should be pruned carefully with propriety cutting tools such as saws or secateurs and roots larger than this will require consultation with an aborculturalist.

The following working requirments must be followed:

1. No vehicle shall be parked or driven within the protection areas (PZ)
2. No storage of any new building materials or equipment within the PZ.
3. All static plant placed within 10m of a the hedge is to be fully bunded to ensure no fuel leakage is possible into the water table close to the PZ
4. No fires to be lit beneath or in close prozimity to a canopy of a tree or near the hedge (10m).
5. Care should be exercised when using cranes or similar equipment near the spread of a tree or the hedge
6. It is essential that allowances are made for the slope of the ground so that damaging materials such as concrete washings, mortar or fuel oil cannot run towards the hedge or tree.
7. During any works close to the PZ fence should you encounter any roots. Any root smaller than 35mm diameter should be pruned carefully with a propriety cutting tool such as a saw or secateurs and roots larger than this will require consultation with an aborculturalist before severing as they could be essential to the hedges' / trees health.
8. In order for hedge and root protection measures to work effectively, all personnel associated with the construction process must be familiar with this Method Statement and the principles of tree protection contained herein and the hedge protection plan. A copy of this document plan will be retained on site at all times.

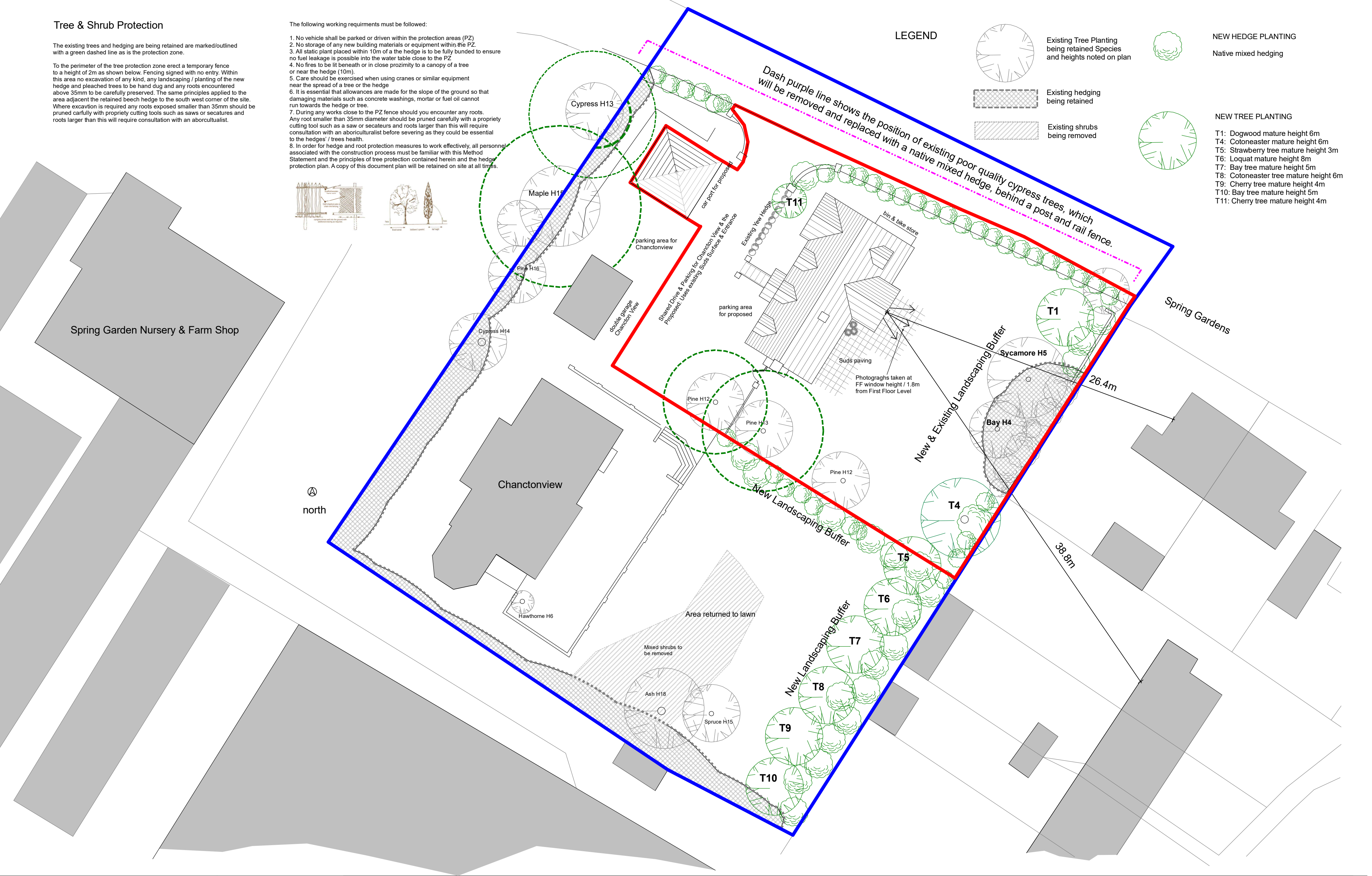


LEGEND

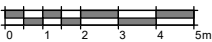
- Existing Tree Planting being retained Species and heights noted on plan
- Existing hedging being retained
- Existing shrubs being removed

- NEW HEDGE PLANTING
- Native mixed hedging

- NEW TREE PLANTING
- T1: Dogwood mature height 6m
- T4: Cotoneaster mature height 6m
- T5: Strawberry tree mature height 3m
- T6: Loquat mature height 8m
- T7: Bay tree mature height 5m
- T8: Cotoneaster tree mature height 6m
- T9: Cherry tree mature height 4m
- T10: Bay tree mature height 5m
- T11: Cherry tree mature height 4m



Proposed garden area 700m2 (0.17 acres)  
Proposed house footprint 118.75m2  
Proposed site 1012m2 / 0.1012 hectares / 0.25 acres  
Chanctonview footprint 154m2  
Chanctonview graden area 1100m2 (0.27 acres)  
Site (outline blue) but not shared road 2500m2 (0.6 acres)



Drawing is subject to Copyright. Drawing can be scaled for planning application purposes only.

SITE: Land Adjacent Chactonview, Spring Gardens, Washington, RH20 3BS

SCALE 1:200 on A2 Paper

DRAWING: Site Plan, Tree Protection & Landscaping

Drawing Ref:  
CV.SITEPLAN.007

PLANNING

drawn by:  
AM ~ Feb 2022  
Rev Apr 2024

amendments:  
007: Cypress trees  
replaced with hedge  
House moved North  
Carport move/reduced

