Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0191
Devine Homes Development Site, The Gallops, Lower Beeding, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 17,20 and 24 to approved application DC/22/0708

RELEVANT PLANNING HISTORY:

DC/22/0708	Application for the erection of 22 No. dwellings with associated parking, garaging, landscaping, the creation of new access and all ancillary work associated with the proposed development	Application Permitted on 31.08.2023

PLANNING ASSESSMENT

Planning application ref: DC/22/0708 granted consent on 31.08.2023 for the provision of 22x dwellings together with associated supporting infrastructure. Planning permission was granted subject to conditions and has since been implemented.

An approval of details reserved by Conditions 17, 20 and 24 attached to ref: DC/22/0708 is now sought.

Condition 17:

Condition 17 states:-

> *"**Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of the types and locations of fast charge electric vehicle charging points for each of the 22no. dwellings has been submitted to and approved in writing by the Local Planning Authority. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be installed as approved and retained as such.*
>
> *Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015)."*

In response to the above condition the applicant has provided a combined services layout plan demonstrating the provision of a minimum of 1x EV charger to service each respective approved dwelling. A manufacturers specification has, additionally, been provided denoting the use of a 7kW 'mode 3, type 2' charger as specified within Condition 17.

The Local Highways Authority (LHA) have raised no objection to the submitted details, which are considered to satisfy the requirements of Conditions 17 and HDPF Policies 24 and 31. Condition 17, therefore, can be discharged accordingly.

Condition 20:

Condition 20 states:-

> ***"Pre-Occupation Condition:*** *No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.*
>
> *Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015)."*

In response to the above condition the applicant has provided a Landscape Management and Maintenance Specification (LMMS). This document is considered to sufficiently described management responsibilities, maintenance schedules and areas of future responsibility. The LMMS, and related combined services plan, have been revised to take account of initial comments received from the Council's Landscape team – who have since confirmed that the submitted details are acceptable in their revised state.

It is considered that the submitted details satisfy the requirements of Condition 20 and HDPF Policy 33 and can be discharged accordingly.

Condition 24:

Condition 24 states:-

> *"**Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. The cycle parking facilities shall thereafter be retained as such for their 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)."*

In response to the above condition the applicant has provided a cycle parking plan. This plan denotes the availability of cycle parking spaces within approved garaging or within shed structures provided within rear gardens. This arrangement is considered typical for a residential development, with no objection raised by the LHA in respect of the proposed parking strategy/submitted detail.

It is considered that the submitted details show the adequate provision of covered and secure cycle parking facilities such as to satisfy the requirements of Condition 24 and HDPF Policy 40. Condition 24 can be discharged accordingly.

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/25/0191

(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
Plans	Cycle Parking Plan	230004-A-P-G7-)2 C8	17.06.2025
Supporting Statement	Fast Charging Solo 3 - Home Datasheet	NONE	17.06.2025
Supporting Statement	Landscape Management and Maintenance Specification	M387 P2	27.08.2025
Plans	Proposed Combined Services Layout	DEV/U/08/CSL/01 C	27.08.2025

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 09.09.2025

Authorising Officer sign/initial Adrian Smith Date: 09/09/2025