Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0212
Ghyll House Farm, Limekiln Farm, Broadwater Lane, Copsale, West Sussex, RH13 6QW

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 4, 5, 6, 7, 9, 12, 13 & 14 to approved application DC/23/1325

RELEVANT PLANNING HISTORY:

DC/23/1325	Construction of a stable block with associated storage and staff room facilities. Construction of machinery/hay storage barn and a water borehole plant room. Construction of a sand school.	Application Permitted on 12.08.2024

PLANNING ASSESSMENT
Planning Application DC/23/132 was granted consent on 12.08.2024. This permission was for the following:

Construction of a stable block with associated storage and staff room facilities. Construction of machinery/hay storage barn and a water borehole plant room. Construction of a sand school.

Consent is sought to discharge the details reserved by conditions 4, 5, 6, 7, 9, 12, 13 & 14.

Condition 4:

Pre-Commencement Condition*: Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the measures for the protection of those trees and hedges on the application site that are to be retained.*

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

The Council's Tree Officer has considered the details submitted and initially raised concerns around the level of detail submitted in the Arboricultural Method Statement, particularly with regard to how the no-dig access at the entrance to the site will be built. In response to this drawing number tr-1825-24 was submitted which sets out exactly how the works will be completed in a way that limits the impact on the trees in the area, site monitoring, and a Tree Protection Plan with appropriate tree protection fencing. The Council's Tree Officer is now content that requirements of the condition have been satisfied.

Condition 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).

The submitted construction management plan outlines the location of the storage of materials and a wheel washing station within the site, this appears a workable solution. The types and frequency of vehicles entering the site via the private track is unknown, but all vehicles can stop clear of the public footpath and are unlikely to cause an amenity concern.

In terms of highways safety, it is not considered that there would be an adverse impact on the Publicly Maintained Highway as a result of the proposed construction.

The requirements of the condition have been satisfied.

Condition 6:

Pre-Commencement Condition*: No development shall commence until details of access and circulation for fire and rescue vehicles has been submitted to and been approved in writing by the Local Planning Authority, in consultation with the local member and Chair of Planning Committee North. Comments and a site visit shall be requested from the Fire Service. The development shall be carried out in accordance with the approved details, which shall be retained as such thereafter.*

Reason: As this matter is fundamental to ensure the safe development and operation of the site.

The West Sussex Fire and Rescue Service have been involved in finding a solution for the site. They are now satisfied that there is suitable access and turning facility for a fire appliance to attend the site and exit in a forward direction. An alternative water supply has been agreed in the form of a pond situated adjacent to the car park which will hold up to 65,000 litres.

The Local Member Cllr Livingstone and the chair of planning North have been contacted in relation to the details submitted. Cllr Livingstone has confirmed that he has no objection to these details and for the pond to be installed for this purpose.

The requirements of the condition have been satisfied.

Condition 7:

Pre- Commencement (Slab Level) Condition*: No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include proposed finished levels and contours showing earthworks and mounding (inc. details of the proposed pond), planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities.*

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for 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 landscape officer was consulted on the submitted details. They requested a schedule of plant sizes and number per linear metre along with some additions to the plans including mown path indication on the plans and more consideration of the root protection areas. Further information along these lines was provide and the LPA are satisfied that all previous comments have been addressed, with the exception of the provision of a plant schedule. However, this outstanding point is deemed minor on this occasion given that indication of the type of species and final size has been provided, giving the council enough detail to secure the implementation of the hedgerow should it be necessary. Therefore we are satisfied the information provided is sufficient to discharge the requirements of condition 4.

The requirements of the condition have been satisfied.

Condition 9:

Pre-Commencement (Slab Level) Condition*: Prior to any works above slab level, a Biodiversity Enhancement Strategy for bespoke biodiversity enhancements, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (The Ecology Co-op Ltd., May 2023), and shall be submitted to and approved in writing by the local planning authority.*
The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs or product descriptions to achieve stated objectives;
c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
d) persons responsible for implementing the enhancement measures; and
e) details of initial aftercare and long-term maintenance.

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

The landscape officer was consulted on the submitted details. They requested a schedule of plant sizes and number per linear metre along with some additions to the plans including mown path indication on the plans and more consideration of the root protection areas. Further information along these lines was provide and the LPA are satisfied that all previous comments have been addressed, with the exception of the provision of a plant schedule. However, this outstanding point is deemed minor on this occasion given that indication of the type of species and final size has been provided, giving the council enough detail to secure the implementation of the hedgerow should it be necessary. Therefore we are satisfied the information provided is sufficient to discharge the requirements of conditions 9

The requirements of the condition have been satisfied.

Condition 12:

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.*

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

Car Parking layout plans have been submitted to discharge this condition. The parking and turning area will comprise crushed road planings and be laid out as approved. This condition does not require formal discharge.

Condition 13:

Pre-Occupation Condition*: No part of the sandschool development hereby permitted shall be occupied until details of the finished surface of the sand school have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details and thereafter maintained as such.*

Reason: In the interests of amenity and in accordance with Policies 10 and 33 of the Horsham District Planning Framework (2015).

The sandschool surface will consist of silica sand and sheared wool, therefore no synthetic materials or pollutants will be present. This has been amended to reflect the concerns raised by the landscape officer in relation to potential contamination. This is considered an acceptable material for this location.

The requirements of the condition have been satisfied.

Condition 14:

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities, including manure waste storage and removal, have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.*

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

The applicant has provided details of waste disposal and storage of horse manure. A manure store will be provided. The site has ample space for commercial refuse vehicles to access the site.

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/24/0212

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Block Plan 2B	MBP/0523/02B	01.10.2024
Supporting Docs	PRE-COMMENCEMENT CONDITION 5 - Construction site set-up details		19.08.2024

Supporting Docs	PRE-COMMENCEMENT CONDITION 13- Sand School surface		19.08.2024
Supporting Docs	Arboricultural Method Statement - Cond. 4	Tr-1825-24	20.11.2024
Supporting Statement	Planning Statement		01.10.2024
Supporting Docs	Parking Spaces Cond 12 - Revised		01.10.2024
Supporting Docs	Refuse & Recycling Facilities + Manure Storage and Removal - Revised September 2024		01.10.2024
Supporting Docs	Fire & Rescue vehicle access and circulation - Revised September 2024		01.10.2024
Supporting Docs	Soft Landscaping - Condition 7 - Revised September 2024		01.10.2024
Plans	Hard Landscaping Plans - September 2024	MBP/0523/20	01.10.2024
Plans	Biodiversity Plan Revised September 2024		01.10.2024
Supporting Docs	Biodiversity Enhancement Strategy Revised September 2024 - Cond 9		01.10.2024
Supporting Docs	CONDITION 13- SANDSCHOOL MATERIALS		04.11.2025
Plans	Layout Plans (includes NMA)		03.02.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 03.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 04.02.2025