Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0116
Sumners Pond Fishery and Campsite, Chapel Road, Barns Green, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 18 to approved application DC/21/2697.

RELEVANT PLANNING HISTORY:

DC/21/2697	Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.	Application Permitted on 06.10.2023

PLANNING ASSESSMENT
Planning Application DC/21/2697 was granted consent on 06.10.2023. This permission was for the following:

Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.

Consent is sought to discharge the details reserved by conditions 18.

Condition 18:

Pre-Occupation Condition: ***No part of any phase the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works for that phase 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 including boundary walls and fences***
- ***Details of all external lighting (including Wildlife Friendly Lighting Strategy as advised)***

Details should also include retained historic landscape features and proposals for restoration where relevant.
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 applicants have submitted a Landscape Specification (LVIA Ltd., October 2023), Management and Maintenance Document (LVIA Ltd., October 2023) and Hard and Soft Landscape Proposals Drawing SIG1403-11 Sheets 1 and 2 (LVIA Ltd., August 2023) in support of the discharge of Condition 18, relating to DC/21/2697.

Ecology
The Council's Ecology Consultants have been consulted and have advised that they are satisfied with the details submitted in relation to the Ecology matters. They have confirmed that subject to implementation of the submitted ecology details in full, condition 18 can be discharged.

Notwithstanding this, these details cannot be discharged given the concerns of the Landscape Officer as below:

Landscape

The discharge of details plans for the hard and soft landscaping have been submitted. Fundamental matters of concern have been raised which have resulted in the Council's Compliance officers being advised that the development was not in compliance with approved plans (pursuant to DC/21/2697), given the introduction of new footpath as built on site along the north side of the access road to the south of Plot 1, where none have been formerly agreed. The introduction of a new pavement in this location would also prevent the landscape strategy as originally approved under DC/21/2697 from being implemented.

The pond and swales as previously agreed can no longer be provided given the revised drainage details which have been discharged under DISC/23/0230 in accordance with conditions 10 and 11 of DC/21/2697. The approved changes to meet the necessary drainage requirements have resulted in limited opportunities to provide the proposed pond and swale, and also boundary treatments (fences shown as opposed to brick boundary walls) as originally proposed in the approved landscape strategy. Following a meeting with your officers, the applicants have agreed to revisit the landscape matters and to resubmit as the changes proposed under the current discharge of conditions applications are so far removed from the approved landscape strategy that it is not considered that they could be amended under the current application.

The requirements of the condition have not been satisfied.

Recommendation: Application Refused

NOTE TO APPLICANT

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/25/0116
(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

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Lighting Bollard	NONE	02.04.2025
Plans	Fencing	010-265	02.04.2025
Layout plan	External Works	23-020-301 REV C	02.04.2025
Supporting Statement	Planning	NONE REV B	02.04.2025
Elevation & Floor plan	Plots 15-20	PL-026 REV B	02.04.2025
Plans	Management	SIG1403-05	02.04.2025
Plans	Hard and Soft Landscape Proposals	SIG1403-11 SHEET 1	02.04.2025
Plans	Hard and Soft Landscape Proposals	SIG1403-11 SHEET 2	02.04.2025
Supporting Docs	Management And Maintenance Document	NONE	02.04.2025
Supporting Docs	Landscape Specification	NONE	02.04.2025

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 27/08/2025

Authorising Officer sign/initial Adrian Smith Date: 27/08/2025