DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0017
Gess Gates Farm , Stane Street, Adversane, West Sussex, RH14 9JR

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3,4,5,6,7, 15 and 18 to approved application DC/24/0345

RELEVANT PLANNING HISTORY:

DC/24/0345	Demolition and replacement of existing barn and erection of a single storey two bedroom dwelling utilising the existing shared access.	Application Permitted on 22.11.2024

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

Consultations:

HDC Arboriculture:
[Summary]

Regrettably as you will see from former correspondence, the Trees team were not consulted on the original development application, I believe from discussion with Steph that the condition requiring an AMS (18) was requested at committee.

The submissions to date do not include any information to enable a fair assessment of the impacts of the proposed site changes on the mature trees or how they could be protected from potential harm.

Regrettably the submissions in respect of the siting of water tanks and soakaway and routing/trenching of services would all appear to likely impact upon the key rooting areas of the mature trees present and thus conflict with the purpose of the condition.

Therefore, I would consider it prudent not to discharge any conditions in respect of the drainage, parking etc. until an AMS has been submitted that includes reference to protecting the trees from all aspects of the development process including such services installations and construction of any structures/new hardstandings.

Bearing in mind that the originally suggested approach of excluding all operations from soft ground areas by use of barrier fencing cannot be achieved, I recommend that the report is undertaken by a competent arboriculturist following detailed discussions with the applicant as to what the constraints are posed by the trees and what the options are to avoid harm to their roots and key rooting environment.

A further comment on the 23/07/2025 confirmed that the updated drainage plan did not change the Arboriculture Officers views.

HDC Drainage: Following the provision of additional information
[Summary]

We have reviewed the additional evidence provided by the applicant in support of the planning application. We require more information to support the proposals to determine that the site drainage meets the requirements of the NPPF and PPG, SuDS Non-Statutory Technical Standards (NSTS) (June 2025), and the Horsham District Planning Framework (2015) – Policy 38.

Ecology: Following the provision of additional information
[Summary]

Subject to implementation in full of the submitted details, we recommend discharge of Condition 3, 6, 7 and 15.

West Sussex Fire and Rescue:

Following our consultation regarding the requirement for an additional fire hydrant, the applicant has come back with details showing the current fire hydrant is within 175m of the location of the fire appliance, positioned within 45m of all points inside the dwelling. With this information provided the 175m distance to the fire hydrant is within the distance required for a domestic dwelling house, and a fire appliance has access to within 45m of all points inside the dwelling. Therefore, the conditions raised for this planning application can be discharged as the AD-B Volume 1 - B5 requirements are met.

PLANNING ASSESSMENT

Planning Application DC/24/0345 was granted consent on 22.11.2024. This permission was for the following:

Demolition and replacement of existing barn and erection of a single storey two bedroom dwelling utilising the existing shared access.

Consent is sought to discharge the details reserved by conditions 3,4,5,6,7, 15 and 18.

Condition 3:

Pre-Commencement Condition*: No development shall take place (including any demolition, ground works, site clearance) until a Biodiversity Method Statement for protected and Priority species (Bats, Barn Owl, reptiles, and nesting birds) and pollution control measures for the Upper Arun SSSI, has been submitted to and approved in writing by the local planning authority.*

The content of the method statement shall include the following:
a) purpose and objectives for the proposed works;
b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
c) extent and location of proposed works shown on appropriate scale maps and plans;
d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
e) persons responsible for implementing the works;
f) initial aftercare and long-term maintenance (where relevant);
g) disposal of any wastes arising from works.
The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and s17 Crime Disorder Act 1998.

Following the provision of additional information on the pollution control measures for the Upper Arun SSSI the HDC's Ecologist has confirmed condition 3, is suitable for discharge.

Condition 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 and to comply with Policy 38 of the Horsham District Planning Framework (2015).

HDC's Drainage Officer has reviewed the submitted information and confirmed that a suitable drainage strategy has not been provided. The lack of strategy supporting calculations, justification for the flow restriction and a detailed surface water strategy are part of a number of concerns raised by the Drainage Officer. It is not considered sufficient information has been submitted to determine the suitability of the proposed drainage scheme.

Further to the above the Arboriculture Officer has raised concerns that the proposed siting of water tanks, soakaway and routing/trenching would likely appear to impact on the key rooting areas of the mature trees present at the site.

Condition 4 is not recommended for discharge.

Condition 5:

Pre-Commencement Condition*: No development shall commence until details showing the proposed location of one fire hydrant or stored water supply (in with the West Sussex Fire and Rescue Guidance Notes) has been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.*

Reason: In the interests of amenity and in accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicant has submitted suitable information to demonstrate AD-B Volume 1 - B5 requirements are met.

The requirements of condition 5 have been satisfied.

Condition 6:

Pre-Commencement Condition (Slab Levels): *A Biodiversity Enhancement Layout for biodiversity enhancements listed in Preliminary Ecological Appraisal and Roost Assessment report v 1.0 (arbtech, July 2024) shall be submitted to and approved in writing by the local planning authority.*

The content of the Biodiversity Enhancement Layout shall include the following:

a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.
Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

HDC's Ecologist has confirmed in their consultation response that the locations and installation for the identified biodiversity enhancements are suitable.

The requirements of condition 6 have been satisfied.

Condition 7:

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) has been submitted to and approved in writing by the local planning authority. The strategy shall:*

> *a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
> *b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated hat areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

HDC's Ecologist has confirmed in their consultation response that the submitted information provided the necessary details required by condition 7.

The requirements of condition 7 have been satisfied.

Condition 15:

Regulatory Condition: *The development hereby approved shall be carried out in accordance with the mitigations set out in the Preliminary Ecological Appraisal and Roost Assessment report v 1.0 (arbtech, July 2024).*

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework.

Condition 15 does not require the submission of details to be agreed.

Condition 18:

Pre-Commencement Condition*: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.*
Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed

by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

HDC's Arboriculture Officer's consultation response confirms the information provided is not suitable to assess the impacts of the proposed on the mature trees or their protection. They also confirm that it is likely the siting of the proposed water tanks, soakaway and routing/trenching of services would impact the key rooting areas of mature trees.

Given the above it is considered that insufficient information has been submitted to ascertain the true impact of the proposal on the trees/hedgerows at the site and the methods for their protection.

Condition 18 has not been recommended for discharge.

Recommendation: Split Decision

In respect of conditions 3,5,6,7 consent is granted.

In respect of conditions 4 and 18 consent is refused for the following reasons:

1 Insufficient information has been provided with regards to Condition 4 (means of foul and surface water disposal) thus the Local Planning Authority are unable to discharge this condition.

2 It has not been demonstrated to the satisfaction of the Local Planning Authority that the details submitted pursuant to Condition 18 are sufficient to establish the impact of the proposal on the trees/hedgerows at the site and the methods for their protection such as to satisfy the requirements of Condition 18.

In respect of condition 15, the condition is not required to be discharged.

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/25/0017
(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
Block plan			27.01.2025
Supporting Statement	Figure 2	Figure 2	30.03.2025
Supporting Statement	Figure 1	Figure 1	30.03.2025
Supporting Statement	Appendix 3	Appendix 3	30.03.2025
Supporting Statement	Appendix 4	Appendix 4	30.03.2025
Supporting Statement	Appendix 2	Appendix 2	30.03.2025

Supporting Statement	Appendix 1	Appendix 1	30.03.2025
Supporting Statement	Arbtech Report	Arbtech Report	30.03.2025
Supporting Statement	Fire Hydrant Survey Map	Fire Hydrant Survey Map	18.03.2025
Supporting Statement	Construction Environmental Management Plan		02.05.2025
Supporting Statement	BIODIVERSTITY REGS, RECOMMENDATIONS & ACTIONS		02.05.2025
Supporting Statement	BIODIVERSITY METHOD STATEMENT		02.05.2025

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

Plan Type	**Description**	**Drawing Number**	**Received Date**
Site plan	tank plan	tank plan	27.01.2025
Supporting Statement	Drainage Layout Plan	663025-100	26.06.2025
Supporting Statement	Drainage Construction Detail	663025-101	26.06.2025
Supporting Statement	Engineer Report One		26.06.2025

DELEGATED

Case Officer sign/initial Alice Johnson Date: 23/07/2025

Authorising Officer sign/initial Adrian Smith Date: 23/07/2025