



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0114

Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough, West Sussex, RH20 3AS

DESCRIPTION:

Approval of details reserved by condition(s) 14, 15 to approved application DC/24/1081.

RELEVANT PLANNING HISTORY:

DC/24/1081	Variation of condition 1 of previously approved application reference DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) amendment to the affordable housing plans and to the approved site layout to include a sub-station.	Application Permitted on 04.10.2024
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PLANNING ASSESSMENT

Planning Application DC/24/1081 was approved was granted consent on 04/10/2024. This permission was for the following:

Variation of condition 1 of previously approved application reference DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) amendment to the affordable housing plans and to the approved site layout to include a sub-station.

Consent is sought to discharge the details reserved by conditions 14 and 15.

Condition 14:

Pre-Occupation Condition: Notwithstanding the submitted plans, no part of the development hereby permitted shall be first occupied until full revised 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 as required under Condition 7
- 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 cycle storage provisions and refuse / recycling bin locations
- Details of all boundary treatments
- Ecological enhancement measures set out in (The Ecology Co-Op, December 2021)
- Co-ordination with the utilities layout as required under Condition 9
- Planting and screening details to the sub-station

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) and policy ASH5(B) of the Ashington Neighbourhood Plan.

The details have been reviewed by the Council's Landscape and planning officers, and a number of queries have been returned, regarding a conflict with details shown between the approved layout and the proposed detailed hard and soft landscape layouts, and furthermore, with details which now appear to present a conflict with previously discharged details, such as the drainage layout.

Officers have sought to advise the applicant but no further communications have been received to seek to resolve the outstanding issues.

The requirements of the condition have therefore **not** been satisfied.

Condition 15:

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, including Public Open Spaces, provision of outdoor gym equipment and the buffer zone along the southern boundary, has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be provided, 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).

The details have been reviewed by the Council's Landscape and planning officers, and a number of queries have been returned.

Officers have sought to advise the applicant but no further communications have been received to seek to resolve the outstanding issues

The requirements of the condition have therefore **not** been satisfied.

Recommendation: Application Refused

Reason(s) for Refusal:

1. It has not been demonstrated to the satisfaction of the Local Planning Authority that the details submitted pursuant to Conditions 14 and 15 are sufficient to demonstrate that the hard and soft landscaping scheme would ensure a development that is sympathetic to the landscape and townscape character and built form of its surroundings.

NOTE TO APPLICANT

The applicant is advised that the submitted details show a large number of inconsistencies across the plans which deviate from the consented development plans and subsequently discharged conditions applications. The applicant is advised to refer to the Council's Landscape Officer's consultation response dated 27th April, 2026 for more information.

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/26/0114

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

Schedule of plans/documents not approved:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Covering letter	NONE	31.03.2026
Supporting Statement	Landscape management plan	DD677	31.03.2026
Supporting Docs	Planting schedule	DD677D01	31.03.2026
Plans	Planting plan sheet 1	DD677L01	31.03.2026
Plans	Planting plan sheet 2	DD677L02	31.03.2026
Plans	Planting plan sheet 3	DD677L03	31.03.2026
Plans	Surface finishes plan sheet 1	P23-961_30 REV C9	31.03.2026
Plans	Surface finishes plan sheet 2	P23-961_31 REV C7	31.03.2026
Plans	Surface finishes plan sheet 3	P23-961_32 REV C5	31.03.2026
Plans	External works layout sheet 1	C9_23_46_102 REV C5	31.03.2026
Plans	External works layout sheet 2	C9_23_46_103 REV C3	31.03.2026
Plans	External works layout sheet 3	C9_23_46_104 REV C3	31.03.2026
Plans	Proposed Combined Services Layout	ELH/U/08/CSL/01 REV B	31.03.2026

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 26.05.2026

Authorising Officer sign/initial J Hawkes Date: 27.05.2026