Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0057
Goffsland Farm, Coolham Road, West Chiltington, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 3 and 4 to approved application DC/24/1433

RELEVANT PLANNING HISTORY:

DC/24/1433	External alterations to building 'C', new roller shutters on building 'D', re-siting of mobile home and new fencing along the front boundary.	Application Permitted on 18.12.2024

PLANNING ASSESSMENT
Planning Application DC/24/1433 was granted consent on 18.12.2024. This permission was for the following:

External alterations to building 'C', new roller shutters on building 'D', re-siting of mobile home and new fencing along the front boundary.

Consent is sought to discharge the details reserved by conditions 3 and 4.

Condition 3:
Pre-Commencement (Fencing) Condition*: No development pertaining to the fencing hereby approved shall take place until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Deepdene Ecology Ltd., June 2024), has been submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details 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) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

The submission is accompanied by an enhancement plan which sets out proposed planting and related enhancement measures such as at bat and bird boxes. The nature and extent of the enhancement layout is considered acceptable, and the Council's Ecologist has raised no concerns. The submitted details are therefore considered acceptable.

Condition 4:
Pre-Commencement (Fencing) Condition*: No development pertaining to the fencing hereby permitted shall take place until details of new soft landscaping works 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*

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 enhancement plan also includes information on the existing and proposed planting and trees on the site. As above, the nature and extent of the landscaping is considered proportionate and acceptable in relation to the approved development, with the submitted details therefore acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0057
(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	Ecological Enhancement Plan		17.02.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 24.04.2025