



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0091

Oakfield, Coolham Road, Coolham, West Sussex, RH13 8QE

DESCRIPTION:

Application for Approval of Details Reserved by Condition 4 to approved application DC/23/1011

RELEVANT PLANNING HISTORY:

DC/23/1011	Creation of new access and erection of a field gate.	Application Permitted on 13.09.2023
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PLANNING ASSESSMENT

Planning Application DC/23/1011 was granted consent on 13.09.2023. This permission was for the following:

Creation of new access and erection of a field gate.

Consent is sought to discharge the details reserved by condition 4.

Condition 4:

Pre-Use Condition: The access hereby permitted shall not be used until full details of replacement soft landscaping has been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures to outline replacement trees and hedgerows, 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 submitted details have been reviewed by the Council's Landscape Officer. Amendments were requested to ensure the proposed planting reflected the local landscape character. The amendments included revisions to the proposed tree species, replacement of ornamental planting. Following the submission of amended plan, the Landscape Officer has confirmed that all previous concerns have been satisfactorily addressed. The revised planting proposals are considered appropriate, tree pit details have been provided, and the submitted information is sufficient to satisfy the requirements of

Condition 4. The Landscape Officer therefore raises no objection and recommends that the condition be discharged. The requirements of the condition have been met.

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/26/0091

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Tree plan	Planting Plan	17A2026	17.03.2026
Layout plan	Planting Layout	NONE	10.06.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 20.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 20.07.2026