



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0055

Hawksbourne Wood , Rusper Road, Rusper, West Sussex, RH12 4QS

DESCRIPTION:

Approval of details reserved by condition(s) 3, 4, 5, 6 to approved application DC/23/1806.

RELEVANT PLANNING HISTORY:

DC/23/1806	Change of use of land and associated siting of 6 No. Eco Lodges for short-term tourist accommodation.	Application Permitted on 26.11.2024
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PLANNING ASSESSMENT

Planning Application DC/23/1806 was granted consent on 26th November 2024. This permission was for the following:

Change of use of land and associated siting of 6 No. Eco Lodges for short-term tourist accommodation.

Consent is sought to discharge the details reserved by conditions 3, 4, 5 and 6: -

Condition 3:

***Pre-Commencement (Slab Level) Condition:** No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans (to include details of hedgerow, ditches and minimum 2-3m wide infrequently cut grassland areas to provide connecting corridors as requirement as identified within the submitted LVIA by Petrow Harley Limited, Feb 2024); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/densities; tree pit details.*

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for 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 information includes softscape plan, updated list of tree species and landscape strategy. As part of the application process the tree species and landscape strategy have been updated to address concerns raised by the Council's Landscape Architect. The resulting scheme would be appropriate in this location and is considered acceptable.

Condition 4:

***Pre-Commencement (Slab Level) Condition:** No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example decking, signage, refuse and / or other storage units, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features). The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).*

***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 application is accompanied by a 'Hardscape Plan', an updated landscape strategy and landscape statement. The totality of the submission is considered to include the necessary information, and there are no concerns in respect of the proposed details. It is accepted that the underground services are located partially within the RPA of an existing tree, this is not considered objectionable given the nature of the incursion and given the presence of proposed new planting elsewhere on the site. It is acknowledged that there are some concerns regarding lighting (for which no details have been provided) but noted that these details would be secured through a separate condition (no. 8). The submitted details are therefore considered acceptable.

Condition 5:

***Pre-Commencement (Slab Level) Condition:** No development above ground level shall take place until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should include the long-term design objectives, management responsibilities, specifications, maintenance schedules and periods for all hard and soft landscape areas, and including all woodland, hedgerows, trees, meadow, native buffer and sedum roofs, including maintenance operations to deal with invasive species identified, together with a timetable for the implementation of the LMMP. The LMMP shall include details of the arrangements for its implementation and shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent for any variation.*

***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 submitted information includes a Landscape Management and Maintenance Plan (LMMP), which was amended as part of the application process to address the concerns raised by the Council's Landscape Architect. The amended Plan is considered acceptable and fulfils the requirements of the above condition. A note to applicant is recommended in respect of the watering of newly planted trees.

Condition 6:

***Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (David Archer Associates, November 2023) shall be submitted to and approved in writing by the local planning authority.*

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 and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).*

The application is accompanied by a Biodiversity Enhancement Statement and an accompanying Layout. The submitted details are considered acceptable.

Recommendation: Application Permitted

NOTE TO APPLICANT

It is recommended that newly planted trees be watered twice a week during the first year during dry periods, and that more generally, the watering of newly planted trees is recommended to be weekly throughout May-September and as necessary thereafter, for a minimum of three years following planting.

Plans list for: DISC/26/0055

(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
Supporting Statement	Landscape Statement	NONE	24.06.2026
Supporting Statement	Soft landscaping specification and plant schedule	NONE	28.05.2026
Supporting Statement	Hard landscaping specification	NONE	28.05.2026
Supporting Statement	Landscape management and maintenance plan	NONE	28.05.2026
Supporting Statement	Biodiversity enhancement statement	NONE	16.02.2026
Plans	Biodiversity enhancement layout plan	1 REV A	16.02.2026
Plans	Landscape strategy	161-103 REV V4	28.05.2026
Plans	softscape plan	161-104 REV V2	16.02.2026
Plans	hardscape plan	161-105 REV V2	16.02.2026
Supporting Statement	Updated list of tree species.	NONE	17.07.2026
Supporting Statement	More information on landscaping.	NONE	16.07.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 28.07.2026

Authorising Officer sign/initial Guy Everest Date: 13.08.2026