Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0386
Angel Heights Development Site, Water Lane, Storrington, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 16 (landscape) to approved application DC/23/2144

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/23/2144 | Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19. | Application Permitted on 14.08.2024 |
| DISC/25/0172 | Approval of details reserved by condition 16 to approved application DC/23/2144 | Application Refused on 10.09.2025 |
| DC/21/0057 | A phased development for the erection of 6no detached houses (of which up to 4no. are to be self-build) with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington | Application Permitted on 24.09.2021 |

PLANNING ASSESSMENT
Planning Application DC/23/2144 was granted consent on 14/08/2024. This permission was for the following:
**Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19.**

Consent is sought to discharge the details reserved by condition 16.

**Condition 16**:
*Pre-Occupation Condition: Prior to the first occupation of any dwelling hereby permitted, full 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 - planting mix to reflect the site specific acid soil mix*
*- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details, with a minimum suggested girth size of 20 - 25cm*
*- Appropriate Heathland planting within the designated buffer zone*
*- Details of all hard surfacing materials and finishes*
*- Details of all boundary treatments and fencing, including means to permanently enclose the Buffer Zone and prevent access / inclusion of this area into residential curtilages, and details of any retaining walls*

*The approved communal landscaping elements shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any dwelling hereby permitted. Landscape elements within residential curtilages shall be implemented in accordance with the approved details within the first planting season following the first occupation of the delivered dwelling on the relevant plot. 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 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).*

Under the original application, the ecological consultation referred to the Landscape Management Plan and the Biodiversity Enhancement Strategy, both of which refer to the ecological intentions of the buffer zone around the northern side of the development site. Officers further note that this area was to be maintained as 'tussocky grassland with areas of scattered scrub to provide optimal reptile habitat, as well as a foraging resource for invertebrates, and in turn birds and bats. This shall be achieved through a once-yearly cut in the late summer / autumn once any wildflowers have set seed', for purposes of providing reptile habitat and bird and bat foraging habitat.

The details provided as part of the landscape scheme, insofar as the buffer zone, support the incorporation of heathland habitat, with a number of 'scattered areas of scrub' created by the mix of planting which includes Dogwood, Broom, Gorse and Common Bilberry, which are all heathland plants. Whilst comments from the Landscape Architect are noted that it would be preferable that the heathland planting be re-distributed within the buffer zone rather than within the private curtilages /gardens where this cannot be safeguarded, officers consider that the proposed mix reflects the intentions of the original ecological ambitions for the protected buffer zone, whilst providing a central heathland mix suited to the site's location with a view of providing additional ecological habitat. The buffer zone would remain largely the 'tussocky grassland' - formed of Emorsgate EM10 - Tussock Mixture at a rate of 4g/m2.

Officers note that comments raised by the Council's Landscape Architect under DISC/25/0172 (refused in Sept 2025), have been addressed under this application. The fencing proposed within the buffer zone, is now a knee-high rail fence with a removable section to enable maintenance access across all sections of the buffer zone in order to carry out the planned maintenance visits (yearly cut) of the grassland. This will ensure the buffer zone is delineated in order to mark out property boundaries of Plots 3, 4 and 5, but not in a way that adversely conflicts with the functions of this ecological habitat.

Land levels and retaining walls are noted on plans and the landscape / planting plan acknowledges the underlying site utilities.

The requirements of the condition have therefore been satisfied.

**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/25/0386**
(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 | Cover letter | NONE | 05.12.2025 |
| Site plan | | 2.01 REV C | 05.12.2025 |
| Layout plan | Detailed Landscape Proposals | CSA/7557/100 REV C | 13.01.2026 |
| Layout plan | Utilities Overlay Plan | CSA/7557/101 | 05.12.2025 |

**DELEGATED**

Case Officer sign/initial Nicola Pettifer Date: 13/01/2026

Authorising Officer sign/initial J Hawkes Date: 14.01.2026