Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0331
Storrington Squash Club, Greyfriars Lane, Storrington, West Sussex, RH20 4HE

DESCRIPTION:
Application for Approval of Details Reserved by Condition 12 to approved application DC/25/1951

RELEVANT PLANNING HISTORY:

DC/25/1951	Removal of Conditions 9 and 13 of previously approved application DC/22/2297 (Demolition of existing Squash Club and construction of a residential building containing 8no flats, including the provision of 14no parking spaces, private outdoor amenity space and landscaping (Amended Plans)) relating to water neutrality.	Application Permitted on 08.01.2026

PLANNING ASSESSMENT
Planning Application DC/25/1951 was granted consent on 08 January 2026. This permission was for the following:

Removal of Conditions 9 and 13 of previously approved application DC/22/2297 (Demolition of existing Squash Club and construction of a residential building containing 8no. flats, including the provision of 14no parking spaces, private outdoor amenity space and landscaping (Amended Plans)) relating to water neutrality.

Consent is sought to discharge the details reserved by condition 12.

Condition 12:

Pre-Occupation Condition*: No part of the development hereby permitted shall be first occupied until 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*
- *Detailed 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 all boundary treatments, retaining walls, patios and decked areas*
- *Details and locations of rainwater harvesting tanks subject to the water neutrality statement.*

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).

To satisfy the requirements of Condition 12 the applicant has submitted the following information:

- Hard and Soft Landscaping General Arrangement: 1001 P07
- Detailed Planting Plan: 1002 P05
- Soft Landscape Details and Planting Pits: 6020 P04

The Council's Landscape Officer has reviewed the submitted plans, advising of their disappointment that the tree planting appears to have been reduced when compared with the plans submitted at main application stage (DC/22/2297). They have however acknowledged the sites constraints and limited rooting medium, though recommended the planting of 3 small specimen trees near to the northern and western boundaries. Given the presence of existing boundary trees, the adjacent car park immediately to the north which will limit root growth, the impact of such trees on natural light to the proposed windows nearby, and the provision of other habitats onsite, Officers do not consider this necessary in this instance. It is noted that the Council's Conservation Officer has advised that the landscape design and planting will preserve the character of the conservation area.

The fifth bullet point of Condition 12 requires the details of the rainwater harvesting tank to be submitted however this was part of the water neutrality strategy, which is no longer required following the application to remove Conditions 9 and 13 due to the withdrawal of Natural England's Position Statement. This requirement can therefore be ignored.

The requirements of the condition are therefore deemed to have 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/26/0331
(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	Hard and Soft Landscaping General Arrangement	1001 P07	01.10.2026
Plans	Detailed Planting Plan	1002 P05	01.10.2026
Plans	Soft Landscape Details and Planting Pits	6020 P04	01.10.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 19/11/2026

Authorising Officer sign/initial Adrian Smith Date: 20/11/2026