



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0119

Moat Cottage, Worthing Road, Dial Post, West Sussex, RH13 8NS

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/1988

RELEVANT PLANNING HISTORY:

DC/25/1988	Erection of a 3.6m close boarded fence located to the eastern boundary.	Application Permitted on 06.02.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1988 was granted consent on 06/02/2026. This permission was for the following:

Erection of a 3.6m close boarded fence located to the eastern boundary.

Consent is sought to discharge the details reserved by condition 3 -

Pre-Commencement Condition: *The development hereby permitted shall not commence until full details of all 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:*

- 1. Details of all existing trees and planting to be removed and retained*
- 2. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*

The approved planting scheme shall be fully implemented in accordance with the approved plan within the first planting season following the installation of the fencing. Other than 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 30 years after completion of the development hereby permitted. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority. 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 applicant has submitted a Master Landscape Plan and Planning Statement which covers the required details as above. The landscaping scheme includes the planting of 260 *Carpinus Betulus* plants, a European native species, with a height of 80-100cm, a density of 5 plants per linear metre and spaced 300-330mm apart. These plants are to be spaced and staggered appropriately along two rows in the front of the proposed fencing. This in addition to the existing hedgerow which is to be retained.

The details also cover the ground preparation and soil improvements, planting methodology, protective measures, alongside a suitable maintenance and replacement strategy.

The landscaping scheme and its visual impact is considered appropriate to ensure that the fencing will be suitably screened and would ensure that its appearance would not harm the character or appearance of the wider area. The requirements of condition 3 have therefore been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/26/0119

(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	Landscape Masterplan	2603-dr01-A Rev A	07.04.2026
Supporting Statement	Planning Statement		07.04.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 02/06/2026

Authorising Officer sign/initial Guy Everest Date: 02.06.2026