



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0162

Dial Post Developments, Worthing Road, Dial Post, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 7 to approved application DC/20/2358.

RELEVANT PLANNING HISTORY:

DC/20/2358	Reserved matters application for the conversion and extension of an existing building to provide 250sqm of flexible commercial floor space (A1 and B1 Use Classes), demolition of other existing buildings and erection of 12 No. dwellings, and associated landscaping and parking following approval of outline application DC/17/1000 relating to layout, scale, appearance and landscaping.	Application Permitted on 26.03.2021
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PLANNING ASSESSMENT

Planning Application DC/20/2358 was granted consent on 26 March 2021. This permission was for the following:

Reserved matters application for the conversion and extension of existing building to provide 250sqm of flexible commercial floor space (A1 and B1 Use Classes), demolition of other existing buildings and erection of 12 No. dwellings, and associated landscaping and parking following approval of outline application DC/17/1000 relating to layout, scale, appearance and landscaping.

Consent is sought to discharge the details reserved by condition 7.

Condition 7:

Pre-Occupation Condition: *Notwithstanding the details submitted as part of the application and superseded by way of revised details, no part of the development hereby permitted within Site B shall be first occupied until full details of all hard and soft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*
- *Details 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*
- *Details of the line of the PROW including surfacing improvements and a timescale for delivery (in consultation with WSCC PROW)*

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 7, the applicant has submitted the following documents:

- General Arrangement Drawing LLD2064-LAN-DWG-100 REV 08
- Hard Landscape Schedule LLD2064-LAN-SCH-100 REV 03
- Proposed Root Barriers Plan LLD2064-LAN-DWG-310
- Proposed Root Barriers Plan Detail LLD2064-LAN-DWG-311
- Landscape Management Plan LLD2064-LAN-REP-001 REV 04
- Detailed Plant Schedule and Specification LLD2064-LAN-SCH-001 REV 03
- Soft Landscape Specifications LLD2064-LAN-SPE-001 REV 03
- Proposed Detailed Planting Plan 1/2 LLD2064-LAN-DWG-200 REV 05
- Proposed Detailed Planting Plan 2/2 LLD2064-LAN-DWG-201 REV 05
- Soft Landscape Specification – Planting Details LLD2064-LAN-DWG-300

In addition, a letter has been submitted confirming that the surfacing works to the PROW will be completed by 30th September 2026.

A visit to the site was undertaken on 10 July 2026 with a member of the WSCC PROW team to discuss their requirements, following their consultation response raising concerns. It was agreed that the PROW surfacing would be amended to Type A Limestone (previously Hoggins) as this is WSCC's preference. It was agreed with WSCC that once updated plans demonstrating this change had been submitted and a timeline for the works agreed, they would be satisfied with the discharge of Condition 7. Updated plans have been submitted reflecting the revised surface treatment and the applicant has confirmed that the PROW works will be delivered by 30th September 2026. The Council's Landscape Officer has also advised they are happy to accept a Type A Limestone surface treatment.

Whilst on site the applicant made Officers aware of issues arising from the agreed post-and-rail fence running along the western and northern boundary of the site, as it leaves the gardens of Plots 10, 11 and 12 open to users of the PROW. This was discussed with the Council's Landscape Officer who advised that featherboard fencing would be acceptable, so long as boundary vegetation be used between the fencing and the PROW to soften the impact. Revised plans have been submitted by the applicant which reflect the Landscape Officers comments, with the landscape management plan confirming how the hedge will be maintained.

Condition 7 may now be discharged.

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.

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Plans	Hard Landscape Schedule	LLD2064-LAN-SCH-100 REV 03	21.07.2026
Plans	General Arrangement Plan	LLD2064-LAN-DWG-100 REV 08	21.08.2026
Plans	Detailed Planting Plan (1 of 2)	LLD2064-LAN-DWG-200 REV 05	21.08.2026
Plans	Detailed Planting Plan (2 of 2)	LLD2064-LAN-DWG-201 REV 05	21.08.2026
Plans	Proposed Root Barriers Plan	LLD2064-LAN-DWG-310 REV 00	28.05.2026
Plans	Proposed Root Barriers Plan Detail	LLD2064-LAN-DWG-311 REV 00	28.05.2026
Plans	Proposed Landscape Management Plan	LLD2064-LAN-REP-001 REV 04	28.05.2026
Plans	Proposed Detailed Plant Schedule and Specification Plan	LLD2064-LAN-SCH-001 REV 03	28.05.2026
Plans	Proposed Soft Landscape Specifications	LLD2064-LAN-SPE-001 REV 03	28.05.2026
Plans	Soft Landscape Specification - Planting Details	LLD2064-LAN-DWG-300 REV 01	28.05.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 21/08/2026

Authorising Officer sign/initial Adrian Smith Date: 24/08/2026