Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0202
Great Marl Barn, Marches Road, Warnham, West Sussex, RH12 3SL

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/25/0477

RELEVANT PLANNING HISTORY:

DC/25/0477	Creation of a new farm access as an alternative to the existing access to serve land to the north of Marches Road, Warnham.	Application Permitted on 13.06.2025

PLANNING ASSESSMENT

Planning Application DC/25/0477 was granted consent on 13.06.2025. This permission was for the following:

Creation of a new farm access as an alternative to the existing access to serve land to the north of Marches Road, Warnham.

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

Condition 3:

Pre-occupation Condition: Prior to the first occupation of any part of the development 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
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all boundary treatments

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 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 submitted information relating to the Soft Landscaping Scheme (Batcheller Monkhouse) in the form of a report has been reviewed by the HDC Landscape Officer who have advised the information provided with respect to condition 3 is satisfactory and meets the requirements for discharging Condition 3.

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/25/0202

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Soft Landscaping Scheme		26.08.2025
Supporting Docs	Covering Letter		27.06.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 26.08.2025

Authorising Officer sign/initial RHERMITAGE Date: 17.09.2025