Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0281
Rambledown House, Wells Place, West Chiltington, Pulborough, West Sussex, RH20 2NL

DESCRIPTION:
Approval of details reserved by condition 10 (LMMP) to approved application DC/21/0279

RELEVANT PLANNING HISTORY:

DC/21/0279	Erection of a two-storey building to provide 10 no. apartments, erection of extension to existing building to create additional dwelling, provision of new access and parking to serve existing and proposed dwellings and provision of bin stores and cycle shelter.	Application Permitted on 06.01.2022
DC/20/1367	Variation of Conditions 2, 7, 9, 10, 11 and 13 of previously approved application DC/19/1226 relating to changes to the layout, design and floor level.	Application Permitted on 02.10.2020
DC/19/1226	Erection of a two storey building to provide 8no. apartments, erection of extension to existing building to create additional dwelling, provision of new access and parking to serve existing and proposed dwellings and erection of bin/cycle store.	Application Refused on 29.11.2019 Application Allowed on Appeal 06.05.2020

PLANNING ASSESSMENT
Planning Application DC/21/0279 was granted consent on 02 October 2022. This permission was for the following:

Erection of a two-storey building to provide 10 no. apartments, erection of extension to existing building to create additional dwelling, provision of new access and parking to serve existing and proposed dwellings and provision of bin stores and cycle shelter.

Consent is sought to discharge the details reserved by condition 10.

Condition 10:

Pre-Occupation Condition*: Prior to the first occupation of any part of the development hereby permitted, a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.*

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015)

To satisfy the requirement of Condition 10 the applicant has submitted a Landscape Management and Maintenance Plan (LMMP) (Henry Adams, 20/08/2026) which sets out the landscape components at Rambledown House, as agreed under the original planning permission, and the long-term management objectives, maintenance responsibilities and management regime required to ensure they remain safe, attractive and functional throughout the lifetime of the development. This document was reviewed by the Council's Landscape Architect who requested a revised LMMP covering all communal landscape components shown on the approved Landscape Masterplan (ref. RCo/298/Figure 01 Rev 12), as only grassed areas, hardstanding and boundary fencing were discussed.

The applicant submitted a revised LMMP (Henry Adams, 05/11/2026) which covered the on-site wildflower area, trees, hedgerows, ornamental planting and wildlife pond and stipulates that all landscaped areas on site are to be managed by an estate management company, aside from the ground floor terraces which are the responsibility of residents. Importantly, the management plan also stipulates that any works to trees covered by a Tree Protection Order (shown in orange on the attached plan) would require consent from the Local Planning Authority.

Officers have discussed the updated LMMP with the Landscape Architect who is satisfied with the provisions made, particularly given that the site was built out in 2024 and the landscaping well maintained in line with the measures outlined in the LMMP since then.

The requirements of the condition are therefore considered 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/26/0281
(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 Docs	Landscape Management and Maintenance Plan	NONE	05.11.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 12/11/2026

Authorising Officer sign/initial Adrian Smith Date: 12/11/2026