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Planning Statement

Application Ref: DC/25/1988

Site: Moat Cottage, Worthing Road, Dial Post, West Sussex

Condition: 3 – Soft Landscaping (Pre-Commencement)

1. Introduction

This statement has been prepared in support of an application to discharge **Condition 3 (Soft Landscaping)** attached to planning permission DC/25/1988, relating to the erection of a 3.6m close boarded fence along the eastern boundary.

2. Proposed Landscaping Scheme

The submitted scheme is set out in drawing **2603-dr01-A Landscape Masterplan** and includes:

- Retention of existing hedgerow where present
- New hedgerow planting along the eastern boundary to soften the visual impact of the approved fence
- Use of *Carpinus betulus* (Hornbeam) as a robust, native-appropriate species

Planting is specified as 80–100cm bare root transplants, installed in staggered double rows at a density of 5 plants per linear metre, ensuring effective screening and establishment.

3. Planting and Implementation

The scheme includes full specification details covering:

- Ground preparation and soil improvement
- Planting methodology (notch/pit planting)
- Protective measures (guards and canes)
- Mulching and watering

Planting will be undertaken during the dormant season (November–March) following completion of the fencing works.

4. Maintenance and Replacement

A clear maintenance strategy is provided, including:

- Watering during establishment
- Weed control
- Replacement of any failed plants within 5 years

This ensures the long-term success and continuity of the hedgerow.

5. Compliance with Policy

The proposed landscaping enhances the visual amenity of the site and ensures the development integrates appropriately into its rural setting. The scheme accords with **Policy 33 of the Horsham District Planning Framework (2015)** by:

- Reinforcing boundary planting
 - Supporting local landscape character
 - Providing a high-quality and sustainable planting approach
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6. Conclusion

The submitted landscaping details fully satisfy the requirements of **Condition 3**. The scheme is appropriate, proportionate, and deliverable, and will enhance the visual quality of the site.

It is therefore respectfully requested that **Condition 3 be discharged**.

kind regards,



Phillip Ellis DipHE

The Cambridge Landscaper | Phillip Ellis Landscape Associates