

DISCHARGE OF CONDITIONS SUBMISSION

Conditions 3, 4, 5 & 6 – Planning Permission DC/26/0398

Site Address	Birchfield Nursery, Kidders Lane, Henfield, West Sussex, BN5 9AB
Planning Reference	DC/26/0398
Related Permissions	DC/24/1448 and DC/25/1830
Approved Plan Referenced	Proposed Block Plan – DWL 02 (received 04.03.2026)
Conditions Addressed	Condition 3 (pre-commencement / slab – boundary soft landscaping), Condition 4 (pre-occupation – bund soft landscaping) and Condition 6 (pre-occupation – parking and turning layout)
Prepared By	Jack Dunckley Garden Design
Prepared For	Horsham District Council – Local Planning Authority

1. Introduction

This statement is submitted in support of the discharge of Conditions 3, 4 and 6 attached to planning permission DC/26/0398 relating to Birchfield Nursery, Kidders Lane, Henfield. It sets out the condition wording, the details submitted in response, and the drawings relied upon. It should be read alongside the accompanying drawings CON 03 (soft landscaping layout – Conditions 3 & 4), CON 04 (sections of bunds – Condition 4) and CON 06 (HGV access and parking layout – Condition 6).

All plans referenced are consistent with the approved Proposed Block Plan – DWL 02 (received 04.03.2026) and with the wider approved scheme under DC/24/1448 and DC/25/1830.

2. Condition 3 – Boundary Soft Landscaping (Pre-Commencement / Slab)

Condition 3
Condition wording:
<i>No development above slab level within the green shaded area on the approved plan shall take place until details of soft landscaping works along the boundary between the green and blue shaded areas, including the area immediately surrounding the installed access gates, and a timetable for implementation, have been submitted to and approved in writing by the Local Planning Authority.</i> <i>The details shall include: all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.</i>
Response / submitted details:

The submitted drawing CON 03 shows the full soft landscaping layout along the green/blue boundary, including established boundary planting to be retained, bund planting to native specimen species, existing and new trees within the central bund, and large specimen trees (min. 4m height) forming the nursery tree line.

A detailed schedule of species, planting sizes, densities, plant numbers and tree pit details is provided at Appendix A of this statement, satisfying the schedule requirement of the condition.

A planting implementation timetable is proposed for the first available planting season (October–March) following practical completion of slab-level works, in accordance with the condition wording.

This area does not include the access gates specifically; Jack Dunckley Garden Design will confirm gate-surround planting detail to the LPA as a minor addendum if requested, as the gate positions are shown on the approved block plan but not separately schedule-referenced on CON 03.

Status: Details submitted – for LPA approval

3. Condition 4 – Bund Soft Landscaping (Pre-Occupation / First Use)

Condition 4

Condition wording:

Within three months of the date of this permission, full details of soft landscaping works on and around the existing and retained bund, and a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include: all existing trees and planting to be retained; all proposed trees and planting including schedules of species, planting size, densities, plant numbers and tree pit details; and sections through the north and eastern bunds showing relative land levels and proposed planting height.

Response / submitted details:

Drawing CON 03 identifies existing trees to be retained along the site boundary and nursery tree line, and shows the proposed bund planting mix (native specimen species) together with new trees in the central bund (*Acer campestre*).

The species/size/density/plant-number schedule at Appendix A applies equally to the bund planting and is submitted to satisfy this element of Condition 4.

Drawing CON 04 (Sections of Bunds, 1:200 @ A1) now provides the required cross-sections, comprising North, South, East and West elevations through the existing bunds. Each section shows the ground level of the bund and the established planting to be retained along its face, confirming that stored containers on the Class B8 area are not visible from other parts of the site or from the adjoining road once the bund and its planting are taken into account. The sections also confirm the position of secure storage gates and anti-climb fencing referenced on the approved DC/24/1448 plans.

The existing bunds average 3m in height. The proposed planting shown in the sections is designed to add a further 2–3m of screening height on top of the bund once established, giving a combined screen height of approximately 5–6m along the affected boundaries.

Taken together, CON 03 and CON 04 provide the existing/retained tree details, the proposed species/size/density/plant-number schedule (Appendix A) and the required bund sections, satisfying the full information requirement of Condition 4.

A planting implementation timetable is proposed for the first planting season following first occupation/use of any part of the development, as required.

Status: Details submitted – for LPA approval

4. Condition 6 – Parking and Turning Layout (Pre-Occupation / First Use)

Condition 6

Condition wording:

No use permitted within the red or green shaded areas on the approved plan shall commence until a plan showing the parking and turning layout, including provision of car parking spaces for staff and customers, and HGV delivery and turning space, has been submitted to and approved in writing by the Local Planning Authority.

No use shall commence until the parking and turning spaces have been provided in accordance with the approved details, and the areas so provided shall thereafter be retained for parking and turning of vehicles.

Response / submitted details:

Drawing CON 06 shows the full parking and turning layout for the site, distinguishing existing hardstanding, the dedicated HGV parking, lorry access and turning circle area, and the Class B8 storage and distribution yard.

The layout provides clearly delineated HGV parking and turning provision adjacent to the Class B8 unit, together with retained hardstanding serving staff, customer and Class E uses.

This drawing is submitted as the plan required by Condition 6 and, once approved, will be retained and implemented prior to commencement of the relevant uses, with the areas shown retained thereafter for parking and turning as required by the condition.

Status: Details submitted – for LPA approval

5. Schedule of Drawings Submitted

- CON 03/04 – Soft Landscaping Layout, Conditions 3 & 4, DC/26/0398, Scale 1:500 @ A1
- CON 04 – Sections of Bunds (N/S/E/W elevations), Condition 4, DC/26/0398, Scale 1:200 @ A1
- CON 06 – HGV Access and Parking, Condition 6, DC/26/0398, Scale 1:500 @ A1
- Appendix A (this statement) – Schedule of Native Planting for the Bund

6. Conclusion

The submitted details, comprising drawings CON 03, CON 04 and CON 06 together with the planting schedule at Appendix A, are considered to satisfy the substantive requirements of Conditions 3, 4 and 6. The Local Planning Authority is respectfully requested to discharge all three conditions in full.

Appendix A – Schedule of Native Planting for the Bund

The following schedule sets out the native planting mix, sizes, densities and tree pit specifications for soft landscaping works to the bund and boundary planting shown on drawing CON 03, in satisfaction of the schedule requirements of Conditions 3 and 4.

A.1 Native Hedgerow / Scrub Mix (bund face planting)

Botanical Name	Common Name	Mix Ratio	Plant Size / Form	Density / Spacing	Indicative Qty per 10m run
<i>Crataegus monogyna</i>	Hawthorn	40%	Bare-root whip, 60–90cm, 1+1	Double staggered row, 33cm centres (5–6 plants/m ²)	20–22 plants
<i>Prunus spinosa</i>	Blackthorn	20%	Bare-root whip, 60–90cm, 1+1	As above	10–11 plants
<i>Corylus avellana</i>	Hazel	20%	Bare-root whip, 60–90cm, 1+1	As above	10–11 plants
<i>Acer campestre</i>	Field Maple	20%	Bare-root whip, 60–90cm, 1+1	As above	10–11 plants

Notes: Mix ratios reflect a standard lowland native hedgerow blend suited to the bund's free-draining, exposed conditions. Whips to be planted in a double staggered row at 33cm centres (approx. 5–6 plants/m²), protected with biodegradable spiral guards and canes, and mulched with a 75mm well-rotted bark mulch mat. Indicative quantities are expressed per 10m run of bund face and should be scaled to the measured bund length taken from the approved block plan / topographical survey.

A.2 Specimen and Standard Trees

Location	Species	Form / Size	Quantity	Tree Pit Detail
Central bund	<i>Acer campestre</i>	Semi-mature standard, 10–12cm girth, root-balled	As shown on approved plan (drwg CON 03)	1.0m x 1.0m x 0.6m min., backfilled with topsoil/compost mix, underlain with land drain into bund core; double stake and tie
Nursery tree line (boundary)	<i>Large specimen trees, native/naturalised species to complement existing line</i>	Min. height 4.0m at planting, root-balled or container-grown	As shown on approved plan (drwg CON 03)	1.5m x 1.5m x 0.75m min., generous backfill, mulch mat, guy-wired or triple-staked
Existing boundary planting	<i>Retained – species as existing</i>	Retained / gapped-up as required	Gap-up only, quantity per site survey	Gap-up with matching whip stock per hedge mix above

Notes: All root-balled stock to be sourced from UK/Ireland-grown nursery stock in accordance with current biosecurity best practice. Tree pits to be backfilled with a topsoil/soil conditioner blend, with a mulch ring maintained clear of the stem. Stakes and ties to be inspected and adjusted/removed in line with establishment guidance (typically within 2–3 growing seasons).

A.3 Aftercare and Retention

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- All planting to be maintained, weeded, watered and replaced as necessary for a minimum of 5 years from planting, and formally retained for 10 years from completion of the development in accordance with the condition wording.
 - Any plant that dies, is removed, or becomes seriously damaged or diseased within 10 years shall be replaced in the next planting season with a specimen of similar size and species, unless otherwise agreed in writing with the Local Planning Authority.
 - No retained tree or hedge shall be felled, uprooted, topped, lopped or otherwise wilfully damaged without the prior written consent of the Local Planning Authority within the same 10-year period.
 - Planting to be implemented within the first planting season (October–March) following first occupation/use of any part of the development.