Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0244
Land at Cobwood, Burnthouse Lane, Cowfold, West Sussex, ,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 17 (Hard/Soft Landscaping) to approved application DC/23/2172.

RELEVANT PLANNING HISTORY:

DC/23/2172	Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.	Application Permitted on 24.05.2024

PLANNING ASSESSMENT
Planning Application DC/23/2172 was granted consent on 24 May 2024. This permission was for the following:

Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.

Consent is sought to discharge the details reserved by condition 17.

Condition 17:

Pre-Occupation / Use Condition*: Prior to the commencement of development within each parcel/zone as shown on Development Zone Plan DZ-2 Rev 11, full details of all hard and soft landscaping works relevant to that parcel/zone shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*
o Details of all existing trees and planting to be retained
o Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
o Details of all hard surfacing materials and finishes
The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the installation of the solar panels within that parcel/zone.

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 17, the applicant has submitted a Landscaping Scheme (ref. LS01) which sets out the soft landscaping proposed on the site, as well specifications for trees, scrub plants, hedgerows and grass areas. This plan has been reviewed by both the Council's Arboricultural Officer and Landscape Architect, with the Arboricultural Officer deferring to the Landscape Team for their advice.

The Council's Landscape Architect noted that no details of hard surfacing had been provided and also flagged that chemical fertiliser/pesticides/herbicide had been proposed to manage the landscaping. The applicant has since confirmed that no hard surfacing is to be used across the development and stated that they will be spraying periodically which is likely to still be a betterment when compared to the chemicals used as part of the current agricultural crop management. This response is considered to be fair and no further information will be required.

The Landscape Architect provided recommendations in relation to rabbit guards, which have been added as an informative below. The requirements of the condition are considered to have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

Rabbit Guards:
It is advised that rabbit guards are removed upon successful establishment or after 4 years of planting, whichever is sooner.

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/26/0244
(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
Plans	Landscaping scheme	LS01	30.07.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 14/10/2026

Authorising Officer sign/initial Adrian Smith Date: 15/10/2026