Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
S106/24/0011
Roundstone Park, Worthing Road, Southwater, West Sussex,

DESCRIPTION:
Discharge S106 obligation (DC/22/0096) relating to Schedule 2, Part 5 in relation to the submission of the Tree Plan

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024

PLANNING ASSESSMENT
Planning Application DC/22/0096 was granted consent on 20.02.2024. Consent is sought to discharge Schedule 2, paragraphs 5 and 6 of the s106 relating to the submission of a Tree Plan.

Under the legal agreement, a 'Tree Plan' is described as follows:

'A plan to be submitted to the Council for its approval which will show Tree Provision within the Parish'

The legal agreement describes '*Tree Provision within the Parish'* as follows:

Tree Provision within the Parish '*means details to show where at least 33 trees will go within a separate site in the Parish, the details shall include provision for the delivery of the trees (including a timetable) by:*

- *Either the Owner or the owner of the separate land in the parish (delivered by the owner of the separate site may require a contribution to the owner of the separate site by the Owner).*'

Schedule 2 states that the Owners hereby covenants and agrees with the Council to: (paragraph 5) '*prior to commencement of the development a Tree Plan shall be submitted to the Council'*. Paragraph 6 states that works shall not commence until the Tree Plan has been approved in writing by the Council.

To comply with the requirements of the condition, a Tree Plan has been submitted. The details show the provision of 33 trees at Rayland Country Park at Southwater. As originally submitted, the Council's Arboricultural Officer raised concerns regarding the proposal. The Council's Landscape Officer also commented that, whilst the planting palette was welcomed, further details were required regarding the successful establishment and long term retention of the trees.

In response, further details were submitted which include a Landscape Management and Maintenance Plan for Raylands Country Park and an amended Tree Plan. As amended and with the additional details, the Landscape Officer has stated that her comments have been addressed and no further concerns are raised. The HDC Arboricultural Officer has also commented that his concerns have also been addressed through the additional details.

The applicant has also confirmed that the trees were to be delivered on the week commencing 19th May 2025 by their landscape contractor, Kingston Landscaping Group. The details are considered acceptable and the requirements of the Schedule 2, Paragraph 5 have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

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: S106/24/0011
(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
Tree plan	Detailed Tree Planting - Landscape Proposals	JBA 21/420-02 C	13.01.2025
Supporting Document	Guide to the Management of Proposed Trees Planted at Raylands Country Park	JBA 21/420 B	13.01.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 20.06.2025

Authorising Officer sign/initial Adrian Smith Date: 20/06/2025