Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0198
Lion Lodge, Bashurst Hill, Itchingfield, West Sussex, RH13 0PB

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/0426

RELEVANT PLANNING HISTORY:

DC/25/0426 Erection of detached outbuilding. Application Permitted on 28.05.2025

PLANNING ASSESSMENT

Planning Application DC/25/0426 was granted consent on 28.05.2025. This permission was for the following:

Erection of detached outbuilding

Consent is sought to discharge the details reserved by conditions 3

Condition 3:

Pre-Commencement Condition*: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.*

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant submitted an Arboricultural Impact Assessment and Method Statement (ref.AAAIALION) received 23.06.2025 and was consulted with HDC Arboriculture dept. A revised AIA & MS report (ref. AAAIALION-V2. Report dated: 29 July 2025) was subsequently submitted to provide requested further information of the actual excavation details. The Arboricultural Officer has reviewed the revised report and this considered to satisfy the requirements of the condition. The requirements of the condition 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/25/0198
(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	Arboricultural Impact Assessment and Method Statement by Allarboriculture dated 29.07.2025	AAAIALION-V2	29.07.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 05.08.2025

Authorising Officer sign/initial Tamara Dale Date: 18.08.2025