Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0187
Land North of Prestwood Lane, Ifield, Crawley, West Sussex, RH11 0LA,

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/25/0125

RELEVANT PLANNING HISTORY:

DC/25/0125	Excavation works to adjacent to riverbank and formation of a separate pond associated with creation of a habitat bank.	Application Permitted on 30.05.2025

PLANNING ASSESSMENT
Planning Application DC/25/0125 was granted consent on 30.05.2025. This permission was for the following:

Excavation works to adjacent riverbank and formation of a separate pond associated with creation of a habitat bank.

Consent is sought to discharge the details reserved by condition 3: -

Pre-Commencement Condition*: No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:*

- *Grassed areas*
- *The species, number and spacing of trees and shrubs*
- *Details of emergent planting*

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of London Gatwick through the attraction of birds and an increase in the bird hazard risk of the application site.

As part of the application, landscaping plans were provided and a statement of details. The statement details the fence, reed/rush, woodland, grassland types and the intended management of these. The condition was recommended by Gatwick Airport, due to the proximity to the runway as the proposed work would increase the bird hazard risk. Gatwick Airport were consulted as part of the application and confirmed that the details had been examined from an aerodrome safeguarding perspective, and they do not conflict with safeguarding criteria. There are no reasons to take a different view and the submitted details are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0187
(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	Landscape Plans		12.06.2025
Supporting Statement			12.06.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 12.08.2025

Authorising Officer sign/initial Guy Everest Date: 22.08.2025