



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0048

Blakers Yard, Worthing Road, Dial Post, Horsham, West Sussex, RH13 8NH,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 7 to approved application DC/20/2358

RELEVANT PLANNING HISTORY:

DC/20/2358	Reserved matters application for the conversion and extension of an existing building to provide 250sqm of flexible commercial floor space (A1 and B1 Use Classes), demolition of other existing buildings and erection of 12 No. dwellings, and associated landscaping and parking following approval of outline application DC/17/1000 relating to layout, scale, appearance and landscaping.	Application Permitted on 26.03.2021
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PLANNING ASSESSMENT

Planning Application DC/20/2358 was granted consent on 26 March 2021. This permission was for the following:

Reserved matters application for the conversion and extension of an existing building to provide 250sqm of flexible commercial floor space (A1 and B1 Use Classes), demolition of other existing buildings and erection of 12 No. dwellings, and associated landscaping and parking following approval of outline application DC/17/1000 relating to layout, scale, appearance and landscaping.

Consent is sought to discharge the details reserved by condition 7.

Condition 7:

Pre-Occupation Condition: Notwithstanding the details submitted as part of the application and superseded by way of revised details, no part of the development hereby permitted within Site B shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- A. Details of all existing trees and planting to be retained
- B. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- C. Details of all hard surfacing materials and finishes
- D. Details of all boundary treatments
- E. Details of the line of the PROW including surfacing improvements and a timescale for delivery
(In consultation with WSCC PROW)

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. 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).

The applicant has provided a number of documents to satisfy the requirements of Condition 7, including:

- Hard Landscape Schedule
- Soft Landscape Specifications and Planting Details LLD2064-LAN-DWG-300 REV 00
- Detailed Plant Schedule and Specification
- Detailed Planting Plan 1 of 2 LLD2064-LAN-DWG-200 REV 02
- Detailed Planting Plan 2 of 2 LLD2064-LAN-DWG-201 REV 03
- Hard and Soft Landscape General Arrangement Drawing LLD2064-LAN-DWG-100

The Council's Landscape Architect and Arboricultural Officer, as well as WSCC PRoW, have been consulted on the above documents with HDC Arboriculture deferring comment to Landscape.

Following a site visit, WSCC PRoW requested that a timescale for delivery of the PRoW be provided as the works agreed under application DISC/23/0112 had not yet been carried out. In addition, HDC Landscape requested further information in relation to condition points b, c and e.

This information was requested from the applicant but had not been provided in sufficient time for reconsultation with the relevant parties or determination. The application for the discharge of Condition 7 is therefore refused,

Recommendation: Application Refused

Reason(s) for Refusal:

1. It has not been demonstrated to the satisfaction of the Local Planning Authority that the details submitted pursuant to Condition 7 are sufficient to demonstrate that the hard and soft landscaping scheme would ensure a development that is sympathetic to the landscape and townscape character and built form of its surroundings and that the PROW works will be delivered in a timely manner.

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: DISC/26/0048

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents not approved:

Plan Type	Description	Drawing Number	Received Date
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Plans	Hard and Soft Landscape General Arrangement Drawing	LLD2064-LAN-DWG-100 03	11.02.2026
Supporting Docs	Detailed Plant Schedule and Specification	LLD2064-LAN-SCH-001 02	11.02.2026
Supporting Docs	HARD LANDSCAPE SCHEDULE	LLD2064-LAN-SCH-100 01	11.02.2026
Supporting Docs	Soft landscape Specifications	LLD2064-LAN-SPE-001 02	11.02.2025
Plans	Detailed Planting Plan 1 of 2	LLD2064-LAN-DWG-200 02	11.02.2026
Plans	Detailed Planting Plan 2 of 2	LLD2064-LAN-DWG-201 03	11.02.2026
Plans	Soft Landscape Specification - Planting Details Planting Profiles	LLD2064-LAN-DWG-300 00	11.02.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 05/05/2026

Authorising Officer sign/initial Adrian Smith Date: 05/05/2026