

PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/25/1531

Haynes, Littleworth Lane, Partridge Green, West Sussex, RH13 8JF

“Erection of detached two-storey dwelling and creation of new vehicle access and driveway from Littleworth Lane.”

RESOLVED:

Planning Committee resolved on 03 March 2026 to delegate approval to Head of Development and Chair in consultation with Arboricultural Officer to discuss re-siting the dwelling 3 metres from T9 Oak Tree.

In response to this resolution, on 08 May 2026 an amended site plan and block plan were received which move the proposed dwelling 3 metres south. These plans were accompanied by an updated Arboricultural Report, comprising an Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan.

The Council’s Arboriculturalist has been consulted on the above, and has commented: -

Am satisfied with the revised position and increased spatial separation between the proposed dwelling and the retained oak, listed as T9 on the supporting Tree Protection Plan. This amended layout should ensure that the tree to building relationship is workable in the long-term as the scheme comes to fruition. Please use the condition below to ensure that the trees on site are appropriately protected throughout the construction stages of the proposed development.

With an additional condition recommended, as set out below: -

Regulatory Condition: *All works shall be executed in full accordance with the Arboricultural Impact Assessment / Method Statement, comprising of Arboricultural Impact Assessment Arboricultural Method Statement & Tree Protection Plan dated 17th April 2026.*

Reason: *To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).*

The amended plans have moved the proposed dwelling further south, and closer to the shared southern boundary with Marden. The revised siting would though continue to provide appreciable separation and the assessment set out in paragraph 6.18 of the Committee Report remains applicable to the amended scheme. The amended siting, and related supporting information, does not raise any further considerations beyond those set out in this report. These

