Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0130
Little Croft , Haglands Lane, West Chiltington, West Sussex, RH20 2QS

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/24/1614

RELEVANT PLANNING HISTORY:

DC/24/1614	Removal of existing 2m high conifer hedge on boundary alongside road and replace with 1.8m high close boarded fence inside boundary with a beech hedge planted in front.	Application Permitted on 23.01.2025

PLANNING ASSESSMENT
Planning Application DC/24/1614 was granted consent on 23.01.2025. This permission was for the following:

Removal of existing 2m high conifer hedge on boundary alongside road and replace with 1.8m high close boarded fence inside boundary with a beech hedge planted in front.

The application seeks the approval of details reserved by condition 3: -

Post-Development Condition*: Within 1-month of any part of the fence hereby permitted being erected, full details of new hedgerow planting along the front boundary of the site shall be submitted to the Local Planning Authority for its approval in writing. The details shall include plans and specifications to address the following: -*

(a) Details of all proposed planting, including schedules specifying species, planting size, densities and plant numbers and pit details.

The approved planting shall be fully implemented in accordance with the approved details within the first planting season following the written approval of the Local Planning Authority. Any planting within the approved scheme which, within a period of 10 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).

A block plan and a planning statement with details of proposed planting have been submitted to the Department. The submitted block plan and planning statement indicate the proposed hedging would be Copper Beech (*Fagus Sylvatica Atropunicea Purple*), a species not native to the United Kingdom. The hedge would be planted at a density of 3 (40 / 60cm) plants per metre with a total of 65 plants along the frontage of the site. The roots of the former conifer hedge will be removed and new topsoil and mycorrhizal fungi will be used to accommodate the new hedge. After planting, the soil will be topped with bark mulch.

It is considered that although non-native the planting would not be inappropriate in this location. While not evergreen, the use of copper beech would provide a degree of screening throughout the winter, and the proposed planting would, once established, provide effective screening along the front boundary of the site in a manner consistent with the original planning permission. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0130
(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
Block plan	Block Plan	NONE	16.04.2025
Supporting Statement	Planning Statement	NONE	16.04.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 15.05.2025

Authorising Officer sign/initial Guy Everest Date: 27.05.2025