Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0360
Land At 509467 125933, Hilland Road, Billingshurst, West Sussex, RH14 9ZP

DESCRIPTION:
Approval of details reserved by conditions 4 and 6 to approved application DC/24/1999.

RELEVANT PLANNING HISTORY:

DC/24/1999	Erection of 6 no. dwellings.	Application Permitted on 03.04.2025

PLANNING ASSESSMENT

Planning Application DC/24/1999 was granted consent on 03.04.2025. This permission was for the following:

Erection of 6 no. dwellings.

Consent is sought to discharge the details reserved by conditions 4 and 6.

Condition 4:

Pre-commencement Condition*: No development shall take place until a Reasonable Avoidance Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement, which will reflect paragraph 6.1.2 of the Ecological Assessment ref: DFA24094V2, shall outline a precautionary approach to works prior and during construction to mitigate potential impacts to protected species. The development shall be carried out in strict accordance with the agreed details.*

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework."

The Ecology consultant has been consulted during the course of the application in light of the applicant's submission, which includes a "Reasonable Avoidance method statement". There is no objection from the Ecology consultant and the requirements of the condition have been satisfied.

Condition 6:

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.*

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

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 condition 6 used in the decision required an AMS to be submitted.

The Arboricultural officer has been consulted during the course of the application and has no objections. The submission of a tree survey and associated tree protection plan are sufficient, as none of the measured rooting constraints posed by the trees are directly compromised. There are no objections to the approval of the details provided. 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/25/0360

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Tree schedule	BS 5837:2012	14.11.2025
Tree plan	Protection plan	12663 TPP 01	14.11.2025
Supporting Statement	Reasonable avoidance method statement	DFA25080	14.11.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 9th January 2026

Authorising Officer sign/initial RHERMITAGE Date: 09.01.2026