Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0126
Harleydene , Sandgate Lane, Storrington, West Sussex, RH20 3HJ

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3, 4 and 5 to approved application DC/24/1827

RELEVANT PLANNING HISTORY:

DC/24/1827	Incorporation of existing curtilage land including any required change of use, so as to include into residential garden, erection of detached garage with new boundary treatments and gate details.	Application Permitted on 07.04.2025

PLANNING ASSESSMENT
Planning Application DC/24/1827 was granted consent on 07.04.2025. This permission was for the following:

Incorporation of existing curtilage land including any required change of use, so as to include into residential garden, erection of detached garage with new boundary treatments and gate details

Consent is sought to discharge the details reserved by conditions 3, 4 and 5: -

Condition 3:
Pre-commencement Condition*: No works shall commence until full details of all soft landscaping works 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 removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

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. 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 submitted information relating to soft landscaping involves:

- A new Beech hedgerow planted along the West / Southwest boundary, totalling about 55 linear meters in a single row, outside of a new fence. Additionally, 8 meters of hedgerow will be

planted across a blocked driveway, behind the new fence and gate, providing privacy while allowing space for a service lorry to pull in.

- The Beech hedging will be planted in a hand-dug trench (300mm wide x 400mm deep), mixed with bonemeal, and backfilled with quality topsoil and wood chip mulch. The Beech plants (Fagus Sylvatica), 40-60cm in height, will be bareroot and spaced 400-500mm apart in rows. They will be watered regularly during the first season and soil shrinkage will be topped up. Any dead plants will be replaced within the first five years. Once established, the hedge should reach a height of around 2.4 meters and be maintained to a depth of 600mm, matching the height of existing hedges on the site.

- The hedging should be planted during the appropriate growing season, ideally in late autumn or early spring. The remaining ground will be converted to soft landscaping with seeded grass, wild bulbs, and informal planting.

The submitted details and approach to landscaping is consistent with the originally approved approach to landscaping and is considered acceptable.

Condition 4:
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 (AMS) detailing all trees and 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 AMS shall be prepared in accordance with ref: MDJAC-BS24137-AIAPMS-01 Rev A and the accompanying Tree Protection Plan dated 08/01/25.*

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).

Condition 5:
Pre-commencement Condition: *No development shall commence until a no-dig driveway construction plan has been submitted to and approved in writing by the Local Planning Authority. This plan must use a three-dimensional load spreader filled with uncompacted loose angular stone and edged with pinned timber or sleepers, in accordance with BS5837:2012 standards concerning trees in relation to design, demolition, and construction. The development must be carried out at all times in strict accordance with the approved details. Any trees or hedges on the site that die or are damaged during construction must be replaced with trees or hedging plants of a type, size, and in positions agreed upon 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 Tree Officer was consulted regarding the submitted Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS), and the no-dig driveway construction plan. The Arboricultural Method Statement and Tree Protection Plan are considered comprehensive and adequately address the necessary measures to safeguard the trees and hedgerows on the site throughout the development process. Furthermore, the proposed no-dig driveway construction plan adhered to the relevant BS5837:2012 standards, ensuring minimal impact on the root systems of trees during the construction phase.

The submitted details in respect of Condition 4 (Arboricultural Method Statement) and Condition 5 (No-Dig Driveway Construction) are therefore acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0126
(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
Supporting Statement	Method Statement		10.04.2025
Plans	Driveway Formation Plan		10.04.2025
Supporting Statement	Arboricultural Impact Assessment and Preliminary Method Statement		10.04.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 30.04.2025

Authorising Officer sign/initial Guy Everest Date: 01.05.2025