



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DISC/26/0164

12A Tesla Engineering Ltd, Water Lane, Storrington, Pulborough, West Sussex, RH20 3EA

### **DESCRIPTION:**

Application for Approval of Details Reserved by Condition 7 (Soft Landscaping) to approved application DC/26/0470 (Removal of Condition 4 of previously approved application reference DC/25/0371).

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                                                                                                                          |                                     |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| DC/25/0371 | Construction of industrial extension to Unit 12 with associated vehicle parking and works.                                                                                                               | Application Permitted on 24.07.2025 |
| DC/26/0470 | Removal of Condition 4 of previously approved application reference DC/25/0371 (Construction of industrial extension to Unit 12 with associated vehicle parking and works) relating to water neutrality. | Application Permitted on 12.05.2026 |

### **PLANNING ASSESSMENT**

Planning Application DC/26/0470 was granted consent on 12 May 2026. This permission was for the following:

#### **Removal of Condition 4 of previously approved application reference DC/25/0371 relating to water neutrality.**

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

#### **Condition 7:**

***Pre-Occupation Condition:*** Prior to the first occupation of any part of the development hereby permitted, full details of all 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) *Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names.*
- b) *Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment.*
- c) *Locations and details of proposed enhancement measures for protected species including bat and bird boxes.*
- d) *Details of the persons responsible for implementing the enhancement measures.*
- e) *Details of initial aftercare and long-term maintenance of the enhancement measures (where relevant).*

*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 site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without previous written consent of the Local Planning Authority until 5 years after the completion of the development. Any proposed 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 a 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).*

To satisfy the requirements of this condition, the applicant has submitted the following documents:

- Hard & Soft Landscape Management Plan (19<sup>th</sup> July 2023 Rev 02)
- Detailed Plant Schedule (08<sup>th</sup> July 2026 Rev 0)
- Soft Landscape Layout Plan (SCC266/101 Rev 5)
- Detailed Planting Layout Plan (SCC 266/102 Rev 5)

In addition, the applicant has submitted a Technical Report (Surface Water Drainage Verification- 29<sup>th</sup> May 2026 Rev 0) which demonstrates that the required planting has been undertaken.

This information has been reviewed by the Council's Landscape Architect who has advised that they are satisfied with the information provided and the condition can now be discharged.

### **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/26/0164**

(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 | Surface water drainage verification - technical report | NONE REV 0        | 01.06.2026    |
| Supporting Statement | HARD AND SOFT LANDSCAPE MANAGEMENT PLAN REV 0          | NONE              | 09.06.2026    |
| Supporting Statement | DETAILED PLANT SCHEDULE REV 0                          | NONE              | 09.06.2026    |
| Plans                | SOFT LANDSCAPE LAYOUT                                  | SCC266/101 REV 05 | 09.06.2026    |
| Plans                | DETAILED PLANTING LAYOUT                               | SCC266/102 REV 05 | 09.06.2026    |

#### **DELEGATED**

Case Officer sign/initial      Sophie Moore      Date: 06/07/2026

Authorising Officer sign/initial      Adrian Smith      Date: 09/07/2026