



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0046

Denne Meadows Farm , Denne Road, Horsham, West Sussex, RH12 1JR

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 3 and 4 to approved application DC/25/1842

RELEVANT PLANNING HISTORY:

DC/25/1842	Variation of condition 1 of previously approved application reference DC/24/1839 (Demolition of existing dwelling, outbuildings, and agricultural/storage buildings and erection of a replacement dwelling. Erection of a detached annexe to provide ancillary accommodation. Erection of an agricultural barn. Associated hard and soft landscaping works to include the formation of retaining walls, paved terracing and an external reflection pool. Alterations to the existing driveway. Creation of a new pond) to reduce proposal size.	Application Permitted on 06.01.2026
DC/24/1839	Demolition of existing dwelling, outbuildings, and agricultural/storage buildings and erection of a replacement dwelling. Erection of a detached annexe to provide ancillary accommodation. Erection of an agricultural barn. Associated hard and soft landscaping works to include the formation of retaining walls, paved terracing and an external reflection pool. Alterations to the existing driveway. Creation of a new pond.	Application Permitted on 01.10.2025

PLANNING ASSESSMENT

Planning Application DC/25/1842 was granted consent on 06.01.2026. This permission was for the following:

Variation of condition 1 of previously approved application reference DC/24/1839 (Demolition of existing dwelling, outbuildings, and agricultural/storage buildings and erection of a replacement dwelling. Erection of a detached annexe to provide ancillary accommodation. Erection of an agricultural barn. Associated hard and soft landscaping works to include the formation of retaining walls, paved terracing and an external reflection pool. Alterations to the existing driveway. Creation of a new pond) to reduce proposal size.

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

Condition 3:

Pre-Commencement Condition: No development shall commence, excluding demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- (a) *All trees on the site as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).*
- (b) *Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.*
- (c) *Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.*

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 application is accompanied by Planning Statement and Photographs, the Council's Arboriculturalist has reviewed the details and confirms that the tree protection is sufficient. The submitted details are considered acceptable.

Condition 4:

Pre-Commencement Condition: *No development, excluding demolition pursuant to the permission hereby granted, shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

- (a) *Purpose and conservation objectives for the proposed enhancement measures;*
- (b) *Detailed designs to achieve stated objectives;*
- (c) *Locations of proposed enhancement measures by appropriate maps and plans;*
- (d) *Persons responsible for implementing the enhancement measures;*
- (e) *Details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

The application is accompanied by a Planning Statement and Biodiversity Enhancement Scheme. The Council's Ecologist has reviewed the submission, which is considered to fulfil the condition's requirements. The submitted details are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0046

(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 Docs	Biodiversity Enhancement Scheme	650/GB/DenneMd wFrm/BES	09.02.2026
Supporting Statement	Planning Statement		09.02.2026
Photos	Photographs		21.05.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 28.05.2026

Authorising Officer sign/initial Guy Everest Date: 29.05.2026