



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0281

The Business Park, Maydwell Avenue, Slinfold, West Sussex,

DESCRIPTION:

Approval of details reserved by condition 6 to approved application DC/24/2004.

RELEVANT PLANNING HISTORY:

DC/24/2004	Erection of a storage building (Use Classes B8) with associated parking and revised circulation arrangements	Application Permitted on 16.05.2025
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PLANNING ASSESSMENT

Planning Application DC/24/2004 was granted consent on 16.05.2025. This permission was for the following:

Erection of a storage building (Use Classes B8) with associated parking and revised circulation arrangements

Consent is sought to discharge the details reserved by condition 6.

Condition 6:

Pre-occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and 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) 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*
- (c) Details of all hard surfacing materials and finishes*
- (d) Details of all boundary treatments*
- (e) Details of all external lighting*

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

Following several rounds of consultation, the submitted details have been reviewed against the requirements of Condition 6. Initial comments raised concerns regarding insufficient information on existing tree retention/removal, boundary treatments, external lighting, and the relationship of works to the Ancient Woodland buffer. Amendments were also requested in respect of planting proposals (including the use of native species) and lighting design to minimise impacts on the adjacent Ancient Woodland.

Revised details have since addressed these matters, including:

- Clarification of tree works and resolution of concerns regarding encroachment into the Ancient Woodland buffer.
- Submission of acceptable planting proposals, including appropriate species selection.
- Provision of hard surfacing details.
- Confirmation of boundary treatment approach.
- Submission of revised external lighting incorporating directional fittings with no upward light spill, appropriate specifications, and reduced ecological impact.

The Landscape Officer confirms that the final lighting details are appropriate for the site context (adjacent to Ancient Woodland), and overall, the submitted information is acceptable. Accordingly, it is recommended that Condition 6 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/25/0281

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Soft Landscape Specification	NONE	27.08.2025
Supporting Statement	Cover Letter	NONE	27.08.2025
Supporting Statement	Lighting Specification Floodlight	NONE	13.05.2026
Supporting Statement	Response on Landscape Details	NONE	13.05.2026
Supporting Statement	Lighting Specifications Wall Light	UVK-30004_Fill	02.06.2026
Plans	Lighting Plan Rev A	NONE	02.06.2026
Supporting Statement	Outdoor Small Wall Mount	NONE	02.06.2026
Supporting Statement	Agent response to Landscape Officer	NONE	02.06.2026
Details plan	Landscape Proposal	PRI24886 11 A-200A1	09.02.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 18.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 29.06.2026