Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/23/0024
Abingworth Nurseries, Storrington Road, Thakeham, West Sussex, RH20 3EF

DESCRIPTION:
Approval of details reserved by condition 10 to approve application DC/22/0773 (not including the workshops, Buffer Strip drainage works or allotments).

RELEVANT PLANNING HISTORY:

DC/22/0773	Variation of Condition 1 of previously approved application DC/19/1707 (Revised layout for Phase 3 of the Abingworth Meadows development (Original application ref: DC/10/1314) to provide for 75 dwellings including 26 affordable dwellings and community studio workshops). Amendment to design and layout of houses at plots 42-75.	Application Permitted on 20.10.2022

PLANNING ASSESSMENT
Planning Application DC/22/0773 was granted consent on 20.10.2022. Consent is sought to discharge the details reserved by condition 10. The scheme originally included details for conditions 3 and 18 of DC/22/0773. It was agreed that these conditions be omitted from this application.

Three letters of objection have been received to the scheme (as originally submitted) on the following grounds:

- There should be a fence between the site and the public right of way (PROW 2487).
- The road surfaces should match those at Penn Stone Way.

Condition 10:
Pre-Occupation Condition: Notwithstanding the submitted details, 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:

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*

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).

To comply with the requirements of the condition, details of soft and hard landscaping have been submitted for Phase 3 of the Abingworth Meadows site. It should be noted that this application does not include the workshops, Buffer Strip drainage works or allotments. The workshops have not yet been constructed as the applicant has yet to find a developer to take these units on. It is therefore likely that the layout for these units will be amended, once an occupier has been found. This will impact on the landscaping proposed for the workshops.

For the Buffer Zone drainage works, a separate application has been submitted for this area under DC/26/0945. This was to retain the drainage works undertaken here. This application was approved at committee and is waiting the completion of a deed of variation to the legal agreement. This application for the Buffer Zone includes its own landscaping requirements. For the allotments, the layout for this area is also covered in a separate application (S106/22/0003).

As originally submitted, the HDC Landscape Officer made several comments requesting amendments. As amended, the Landscape Officer commented that the majority of her comments had been addressed. All of the landscaping is now in place, with the housing occupied. The landscaping is considered appropriate. There was, as originally submitted, concerns regarding some elements of the fencing proposed. These issues have now been resolved with the fencing now installed throughout. The requirements of the condition have therefore been satisfied.

The scheme includes appropriate fencing (as amended), including a gate leading to a public right of way to the east side of the site. It has been agreed with Thakeham Parish and the applicants that this gate is to remain open to allow access to the right of way. The Parish have agreed to monitor the use of the gate to ensure it remains open.

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/23/0024
(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
Details plan	Soft Landscape Plan 1 of 8	BELL23356-11	11.06.2026
Details plan	Soft Landscape Plan 2 of 8	BELL23356-11	11.06.2026
Details plan	Soft Landscape Plan 3 of 8	BELL23356-11	11.06.2026
Details plan	Soft Landscape Plan 4 of 8	BELL23356-11	11.06.2026
Details plan	Soft Landscape Plan 5 of 8	BELL23356-11	11.06.2026
Details plan	Soft Landscape Plan 6 of 8	BELL23356-11	11.06.2026
Details plan	Soft Landscape Plan 8 of 8	BELL23356-11	11.06.2026
Details plan	External Works and Kerbing Plan Sheet 1 of 7	K42022-ATCN-90-00-DR-C-2200-C3	28.02.2023
Details plan	External Works and Kerbing Plan Sheet 2 of 7	K42022-ATCN-90-00-DR-C-2201-C3	28.02.2023
Details plan	External Works and Kerbing Plan	K42022-ATCN-90-	28.02.2023

	Sheet 3 of 7	00-DR-C-2202-C3	
Details plan	External Works and Kerbing Plan Sheet 4 of 7	K42022-ATCN-90-00-DR-C-2203-C3	28.02.2023
Details plan	External Works and Kerbing Plan Sheet 5 of 7	K42022-ATCN-90-00-DR-C-2204-C3	28.02.2023
Details plan	External Works and Kerbing Plan Sheet 6 of 7	K42022-ATCN-90-00-DR-C-2205-C3	28.02.2023
Details plan	External Works and Kerbing Plan Sheet 7 of 7	K42022-ATCN-90-00-DR-C-2206-C3	28.02.2023

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 02.11.2026

Authorising Officer sign/initial Adrian Smith Date: 02/11/2026