



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0205

Street Record, Burnthouse Lane, Cowfold, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 11 to approved application DC/23/2172

RELEVANT PLANNING HISTORY:

DC/23/2172	Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.	Application Permitted on 24.05.2024
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PLANNING ASSESSMENT

Planning Application DC/23/2172 was granted consent on 21/05/2024. This permission was for the following:

Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.

Consent is sought to discharge the details reserved by condition 11.

Condition 11:

Notwithstanding previously submitted information, no development shall commence, including ground clearance, or bringing equipment, machinery, or materials onto the site, until an Arboricultural Impact Assessment and Methods Statement has been provided setting out in detail the way the works will be completed for the section of cable going through hedgerow H15, and the sections going through tree groups G5 and G27. The works shall thereafter be carried out in accordance with the approved details. Once the Arboricultural Impact Assessment and Methods Statement has been provided and agreed the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, on the day of the works, so the Arboricultural Officer can supervise that the works to ensure that they are completed in accordance with the Arboricultural Impact Assessment and Methods Statement.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important hedges and protected trees on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

At the time of the original consent, the Council's tree officer noted that the cable routing would pass through the RPA of two groups of trees subject to Tree Preservation Order (TPO), with the intention to utilise an underground directional drill. The condition reflects the need to evaluate the construction methods in more detail.

The Council's Tree Officer reviewed the submitted Method Statement and noted the following:

"The submitted Tree Works Schedule identifies a number of individual tree removals, principally comprising Ash trees affected by Ash Dieback and trees categorised as unsuitable for long-term retention. The proposed removals include T5, T11, T61, T80, T82 and G33, all recommended for removal on safety grounds or due to significant decline, together with T69, a dead Oak, and T8 which is identified for removal to facilitate the development. A number of group and woodland management

operations are also proposed including the removal of declining Ash trees and a structurally poor Poplar within G4, removal of a dead Ash within G27 and management of Ash affected by dieback within W1.

The extent of tree removal is relatively limited when considered against the overall tree population recorded within the survey and is largely restricted to poor-quality, dead or declining specimens. The majority of retained trees, groups, woodlands and hedgerows remain unaffected by the proposed cable installation works.

The schedule also identifies several localised sections of hedgerow requiring removal to facilitate visibility splays, maintenance access routes and security fencing. These include sections of H2, H3, H4, H6, H9, H20, H22, H27, H28, H29, H31, H34 and H38. Whilst hedgerow losses are proposed, they are generally limited to short sections and are identified within the approved arboricultural documentation.

Tree surgery requirements are limited, with specific recommendations for the removal of major deadwood over the highway from retained trees T6 and T7, together with any minor access pruning required to facilitate construction activities.

Appropriate BS 5837 compliant tree protection measures are proposed throughout the construction phase, including protective fencing, Construction Exclusion Zones and restrictions on excavation, storage and vehicle movements within protected areas.

No underground service installation is proposed within the RPAs of retained trees. Where the cable route passes adjacent to retained trees and hedgerows, HDD is proposed to minimise the risk of root disturbance. However, it would be helpful if more information were provided to demonstrate that all extraction pits associated with the HDD works will be located outside the RPAs retained trees and hedgerows, with the extraction pits this highlighted on the TPP and the AMS should include details on the proposed drilling depths to ensure that they are sufficient to avoid adverse impacts on the rooting environment of the affected trees and hedgerows."

Following review of the revised Arboricultural Method Statement, the Council's Tree officer is satisfied that the required details are now included.

The requirements of the condition have now been satisfied.

The following neighbour comments are noted from 3 neighbouring address points:

- 1) As the submission refers only to the underground high-voltage electric cable and associated works, it is assumed therefore that there are no other tree and hedge works required
 - 2) Will the tree work be carried out in Winter / early Spring as stated?
 - 3) Has an updated ecology survey been carried out?
- Can confirmation be obtained that those carrying out the works have read and understood the BS 2998 2010?
- 4) What do the sub-categories of trees mean - no definition in the documents (eg a dead tree can still look beautiful and attract wildlife)
 - 5) Reference to the felling of a black Poplar - should this tree be felled, or could remedial work save it?
 - 6) reference to a hornets nest in one tree - is this nest Asian Hornets and has it been reported?
 - 7) Reference to some 105m of hedgerows being grubbed up but no reference to new planting or their aftercare, species mix
 - 8) Precise location of the horizontal directional drilling launch and exit pits are stated to be determined on site, but the requirements of Condition 11 require this to be submitted 'prior to commencement'
 - 9) Drawings cited in Appendix C apparently not available
 - 10) Is the tree survey(dated 2023) still sufficiently current?
 - 11) Vagueness and lacking details
 - 12) Will HDC require a strong independent overseeing of all work undertaken by contractors at all times?

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/26/0205

(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	ARBORICULTURAL METHOD STATEMENT	THL-AMS26-11-2	04.09.2026

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 24.09.2026

Authorising Officer sign/initial J Hawkes Date: 25.09.2026