



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0216

Land North of Marches Road, Marches, Warnham, Horsham, West Sussex, RH12 3SL

DESCRIPTION:

Approval of details reserved by conditions 3, 4 and 5 to approved application DC/23/1141.

RELEVANT PLANNING HISTORY:

DC/23/1141	Demolition of existing barn and the erection of 5 residential dwellings (Use Class C3), together with associated landscaping.	Application Permitted on 29.04.2025
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PLANNING ASSESSMENT

Planning Application DC/23/1141 was granted consent on 29.04.2025. This permission was for the following:

“Demolition of existing barn and the erection of 5 residential dwellings (Use Class C3), together with associated landscaping”

Consent is sought to discharge the details reserved by conditions 3, 4 and 5.

Condition 3:

“Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).”

The Drainage officer has been consulted during the course of the application and has objected on the basis of the Drainage information submitted.

There is an absence of information regarding the existing drains location, depth, levels and condition. The Drainage officer has raised further concerns on the reliance on pumps to discharge the watercourse into Ancient Woodland and to ensure that this would be an acceptable approach they would seek to have evidence of an Environmental license. The surface water strategy appears to rely on allowing overflow onto a neighbour's field and given that the surface water discharge rate is demonstrated to be too high, it would not be acceptable, particularly as the assumptions made within the report are based on unconfirmed infrastructure. The surface water drainage hierarchy is not followed, with attenuation features excluded that could make the discharge rates more acceptable.

There are foul drainage concerns with the package treatment plants being proposed immediately adjacent to one another with insufficient information for Shut-off valves, sampling chambers, Non-return valves and Failure contingencies.

Subsequent to the information provided and in light of the Drainage Officer's comments, the details of the condition are not acceptable. As such, the requirements of the condition have been satisfied.

Condition 4:

“Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

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 HDC Arboriculture Officer has been consulted during the course of the application and has raised a concern with regards to the impact of the development on the Ancient Woodland trees. In particular, the drainage design. The scheme relies on drainage infrastructure passing through the ancient woodland buffer and discharging surface water and treated foul water into a watercourse within the adjacent ancient woodland.

The drainage route as proposed has the potential to adversely affect the adjacent ancient woodland and its buffer through soil disturbance, impacts on rooting environments, mycorrhizal networks, ground flora and local hydrology. In addition, the infrastructure would require ongoing inspection, maintenance, repair and potential replacement, creating the potential for repeated disturbance within these sensitive areas.

The submitted Drainage Strategy acknowledges that ancient woodland benefits from a 15-metre buffer within which new drainage infrastructure should not be installed. Despite this, the strategy continues to rely on drainage connections and outfalls associated with a watercourse located within the woodland. The report also confirms that the precise location, level and arrangement of the drainage infrastructure remain subject to further survey and review.

Ancient woodland is an irreplaceable habitat and Policy N6(2) of the NPPF (August 2026), states that development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists. Based on the information currently available, neither wholly exceptional reasons nor sufficient evidence to demonstrate the absence of harm have been provided.

This concern is consistent with the findings of the Planning Inspector in Appeal Ref. APP/Z3825/W/25/6002643 (Land east of Rowhook Road, Rowhook, adjacent to Whites Copse Ancient Woodland), where drainage infrastructure within ancient woodland and its buffer was identified as having the potential to adversely affect soils, root systems, ground vegetation, hydrology and the long-term condition of the habitat.

Whilst the AMS provides suitable tree protection measures for the main construction works, neither the AMS nor the Drainage Strategy includes a detailed arboricultural methodology for the installation, maintenance or future replacement of drainage infrastructure within the ancient woodland buffer or woodland itself. Insufficient information has therefore been submitted to demonstrate that the drainage arrangements can be implemented and maintained without causing direct or indirect adverse impacts on the ancient woodland, its buffer or its long-term ecological function.

The requirements of the condition have been satisfied.

Condition 5:

“Pre-Commencement Condition: No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.

The soft landscaping plan should include plant species, number, location and sizes of the proposed planting. The plans should clearly show the position of new fencing in relation to existing and proposed planting.

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: As this matter is fundamental to ensure the visual amenity and the character and appearance of the area is protected and in accordance with Policy 31 of the Horsham District Planning Framework (2015).”

As with condition 4, the Arboricultural officer has objected to the proposal as the design of the development would result in potential harm to the Ancient Woodland trees as it me relies on infrastructure passing through the ancient woodland buffer and discharging surface water and treated foul water into a watercourse within the adjacent ancient woodland which would harm the Ancient Woodland.

The AMS provides suitable tree protection measures for the main construction works however there is insufficient information with regards to the installation, maintenance or future replacement of drainage infrastructure within the ancient woodland buffer or woodland itself. The requirements of the condition have not been satisfied.

Recommendation: Application REFUSED

- 1 It has not been demonstrated to the satisfaction of the Local Planning Authority that the details submitted pursuant to Conditions 3,4 and 5 are satisfactory in relation to Arboricultural matters and Drainage information.

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.

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Tree plan	Specifications	26/02/45/JD	10.07.2026
Tree plan	Landscape	26/02/45/JD	10.07.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 4th September 2026

Authorising Officer sign/initial RHERMITAGE Date: 04.09.2026