



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0207

Duckmoor Farm, Wooddale Lane, Billingshurst, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 2 (Tree Protection Measures) to approved application DC/24/0768 (Reserved matters application for the erection of 83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping).

RELEVANT PLANNING HISTORY:

DC/24/0768	Reserved matters application for the erection of 83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping.	Permitted 29.11.2024
DISC/25/0033	Application for Approval of Details Reserved by Conditions 2 (tree protection - construction phase ONLY) and 3 (Arboricultural Method Statement) to approved application DC/24/0768 (Reserved matters for 83 dwellings and associated infrastructure).	Permitted 27 th March 2025

CONSULTATION RESPONSES:

HDC Tree Officer: *The tree protection measures detailed within the Tree Protection Plan (Drawing No. 2266-KC-XX-YTREE-TPP01 Rev F) are considered to meet the requirements of BS 5837:2012 Trees in Relation to Design, Demolition and Construction.*

Provided that these measures are implemented in full, they should ensure that the retained trees on the site are appropriately safeguarded throughout the construction process and during any associated landscaping works following completion of the development.

As such, no arboricultural concerns are raised to the proposed tree protection measures, subject to their full implementation and continued adherence throughout the duration of the development; please determine as you see fit.

PLANNING ASSESSMENT

Planning Application DC/24/0768 was granted consent on 29 November 2024. This permission was for the following Reserved matters application for the erection of 83no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping.

Approval is sought to discharge the details reserved by condition 2 (Tree Protection Measures). The details comprise TREE PROTECTION PLAN - 2266-KC-XX-YTREE-TPP01 Rev F.

Condition 2 (Tree Protection Measures):

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 the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number 2266-KC-XXYTREETPP01 Rev A Tree Protection Plan, 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).
- 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.
- 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) and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

It is noted that Condition 2 has previously been discharged under application reference DISC/25/0033. This was Rev D.

The current Tree Protection Plan (Drawing No. 2266-KC-XX-YTREE-TPP01 Rev F) has been resubmitted for discharge to align with the Tree Protection Plan Rev F that is appended to the Construction Environmental Management Plan that is currently under discharge (DISC/26/0123 – Condition 5 of DC/26/0401 (variation of DC/20/2607).

The Council's Arboricultural Officer has been consulted on the submitted Tree Protection Plan Rev F, advising that so long as the measures are implemented in full the plan should ensure that retained trees on site are appropriately safeguarded throughout the construction process.

The details submitted pursuant to condition 2 are therefore satisfactory as the successful and satisfactory protection of important trees and hedgerows on the site is ensured.

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/26/0207

(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

