Horsham District Council

Mr Simon Moore
Felce And Guy
Studio 5
English Close
Hove
BN3 7ET

Our ref:	DISC/24/0221
Your ref:	The Reeds Landscaping
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	25th September 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by condition 11 to approved application DC/22/1205

South Lodge Hotel, Brighton Road, Lower Beeding, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

11. **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:
    - 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
    - Details of indicating areas of vegetation clearance required within Access Paths (G1)
    - Detailed planting proposals plan to demonstrate filtered views to the yoga suite from PRoW 1732.
    - Details of all external lighting (including wildlife and bat sensitive lighting, the location of the lights; The dimensions of the lights; The angle and wattage of the lights; The hours of use; Measures to avoid illumination of boundary habitats, and waterbodies, to avoid disturbance to bats (showing modelled areas of light spill and predicted lux levels)

    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).

Date of approval - 25th September 2024

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan	Proposed	2453.5.1/08 B	30.08.2024
Supporting Docs	Landscape Enhancements - Buffer Planting		30.08.2024
Supporting Docs	Landscape Management and Maintainence Plan		30.08.2024

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control