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Planning Department
Horsham District Council
Albery House
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9th July 2026

Dear Sir / Madam

**DC/23/1141 – Land to the North of Marches Road, Warnham
Demolition of existing barn and the erection of 5 residential dwellings (Use Class C3),
together with associated landscaping
Discharge of Conditions 3, 4 and 5**

This letter accompanies a Discharge of Condition application relating to the demolition of existing barn and the erection of 5 residential dwellings (Use Class C3), together with associated landscaping.

Background

Planning permission was granted under reference DC/23/1141 dated 29th April 2025.

The approval was subject to the following pre commencement conditions:

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).

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).

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).

Attached with this discharge of condition are the following documents to enable the Conditions noted above to be discharged:

Condition 3

A detailed drainage strategy has been developed by Curtins which outlines the proposed means of foul and surface water disposal for the development.

Condition 4

An Arboricultural Method Statement detailing all trees and hedgerows on site and adjacent to the site which will be retained during construction works along with measures to provide their protection throughout construction works. This has been produced by Nicholas Hellis of Hellis Solutions Ltd.

Condition 5

A Landscape Plan, Landscape Specification and Boundary Treatment details are enclosed. These documents include the proposed hard and soft landscaping, planting schedule, boundary treatments, existing retained trees and hedgerows, and associated planting specification in accordance with Condition 5.

It is considered that the enclosed information satisfies the requirements of Conditions 3, 4 and 5, and we respectfully request that these conditions are discharged.

Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully



Charlotte Catton-Giltinane
Planning and Development

Enc. Drainage Strategy
Arboricultural Method Statement
Landscape Plan
Landscape Specification