

Ms E Parkes,
Head of Development and Building Control,
Horsham District Council,
Parkside,
Chart Way,
Horsham,
West Sussex,
RH12 1RL

10th February 2026

Our Ref: J003948

Dear Ms Parkes,

**DISCHARGE OF CONDITIONS 7 OF PLANNING PERMISSION DC/20/2358 AT
BLAKERS YARD, WORTHING ROAD, DIAL POST, HORSHAM, RH13 8NH.**

I refer to the above. WS Planning & Architecture have been instructed by Dial Post Developments Ltd to submit a Conditions Application for the discharge of Condition 7 of Planning Permission DC/20/2358 at Blakers Yard, Worthing Road, Dial Post, Horsham, RH13 8NH.

Please consider this document in conjunction with the following documents, as listed below, as part of this application:

- Application Form
- LLD2064-LAN-DWG-100-03
- LLD2064-LAN-SCH-100-01
- LLD2064-LAN-DWG-200-02-Detailed Planting Plan 1 of 2
- LLD2064-LAN-DWG-201-03-Detailed Planting Plan 2 of 2
- LLD2064-LAN-DWG-300-00-Soft Landscape Details
- LLD2064-LAN-SCH-001-02-Detailed Plant Schedule and Specification
- LLD2064-LAN-SPE-001-02-NBS

Condition 7 – Hard and Soft Landscaping

Condition 7 of LPA reference DC/20/2358 reads as follows:

“Pre-Occupation Condition: Notwithstanding the details submitted as part of the application and superseded by way of revised details, no part of the development hereby permitted within Site B shall be first occupied until full details of all hard and soft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,*

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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 the line of the PROW including surfacing improvements and a timescale for delivery (In consultation with WSCC PROW)

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."

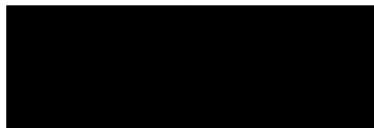
A detailed planting plan, soft and hard landscaping details, plant schedule and specification prepared by Lizard Landscape Design and Ecology are submitted to discharge this condition.

Upgrades to the adjacent PROW were approved on 9th April 2024 under conditions discharge reference DISC/23/0112.

Summary

This application seeks to discharge Conditions 7 of LPA reference DC/20/2358 relating to landscaping. It is requested that the case officer assigned to this application looks upon it in a favourable manner.

Yours sincerely,

A black rectangular box used to redact the signature of Charlotte Rowland.

Charlotte Rowland
Planner