



**Horsham
District
Council**

Mr Phillip Ellis
The Cambridge Landscaper
Jounrey Campus
Cambridge
CB30AX

Our ref: DISC/26/0119
Your ref: Moat Cottage Worthing Road
Dial Post West Sussex Erectic
of a 3.6m close boarded fence
located to the eastern
boundary.
Email: planning@horsham.gov.uk
Direct Line: 01403 215066
If Calling Please ask for: Sam Nye
Date: 2nd June 2026

Dear Sir/Madam,

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

**Application for Approval of Details Reserved by Condition 3 to approved application
DC/25/1988**

Moat Cottage Worthing Road Dial Post West Sussex

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

3. **Pre-Commencement Condition:** The development hereby permitted shall not commence until full details of all soft landscaping works have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
1. Details of all existing trees and planting to be removed and retained
 2. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

The approved planting scheme shall be fully implemented in accordance with the approved plan within the first planting season following the installation of the fencing. Other than 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 30 years after completion of the development hereby permitted. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees, hedging plants or shrubs of a type, size and in positions agreed by the Local Planning Authority. 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 - 2nd June 2026

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
Plans	Landscape Masterplan	2603-dr01-A Rev A	07.04.2026
Supporting Statement	Planning Statement		07.04.2026

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