Horsham District Council

Mr Peter Loader
Donald Insall Associates
12 Devonshire Street
London
W1G 7AB

Our ref:	DISC/24/0184
Your ref:	Discharge of Conditions to Appli
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	29th November 2024

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 11 (hard and soft landscaping) to approved application DC/22/2229 (Construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking)

Leonardslee Gardens 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 used or brought into use until full details of all hard and soft landscaping works for that part of the development (a/b/c) shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

(a) All the development:
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- knee rail around retained tree, this must be notes in the plan and retained to protect the tree's RPA from compaction when car park is in use
- Clarity to extent of hard surfacing area to be retained for access to overflow car park
- location of the entrance gate to the parking area when in use
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments and bin provision

(b) Play Area:
- installation of surfacing and play equipment within RPA's
- Demonstrate on plan minimum required activity play surfacing met in accordance with suppliers' recommendations
- detail for proposed type of play surfacing and bin provision.
- Artificial grass proposed near playhouse meets critical fall height for equipment in accordance with BS EN1176

- play areas require steel footings be included with all pieces of timber play equipment to prolong their life shelve
- post installation inspection by RoSPA recommended prior to play area being open to the public
- Details of the water recycle system as part of the play area installation, using rainwater filtered through a plant system to clean, with no connection to mains water.

(c) Main (northern) Car park:

- Increase planting and softening within the car park. Proposed trees should be connected as a soft strip and planting hedgerow in between
- knee rail around existing mature tree to avoid ingress into RPA's

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 character within the High Weald Area of Outstanding Natural Beauty and the settings of Designated Heritage Assets, and in the interests of visual amenity in accordance with Policies 25, 30, 31, 32, 33, 34 of the Horsham District Planning Framework (2015).

Date of approval - 29th November 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
Plans	PLANTING PLAN LAYOUT AND SCHEDULE	12897-LUC-XX-XX-DR-L-0400 REV P05	16.10.2024
Plans	PLANTING PLAN LAKE (SHEET 3)	12987-LUC-XX-XX-DR-L-0405 REV P01	16.10.2024
Plans	PLANTING PLAN SHEET 1	12897-LUC-XX-XX-DR-L-0410 REV P04	16.10.2024
Plans	PLANTING PLAN SHEET 2	12987-LUC-XX-XX-DR-L-0411 REV P04	16.10.2024
Plans	TREE PITS DETAILS	12897-LUC-XX-XX-DR-L-0602 REV P03	16.10.2024

Plans	Typical Tree pits	12897-LUC-XX-XX-DR-L-0603 REV P02	16.10.2024
Plans	CAR PARK SITE PLAN AS PROPOSED	CP2000 P REV 17	16.10.2024
Plans	CAR PARK PLAN AS PROPOSED	CP2001 P REV 10	16.10.2024
Plans	PLAY AREA PLAN AS PROPOSED	CP2002 P REV 5	16.10.2024
Plans	OVERFLOW CAR PARK PLAN AS PROPOSED	CP2003 P REV 6	16.10.2024
Plans	SURFACING PLAN	1-00-01 REV 01	22.08.2024
Plans	CAR PARK FOOTPATH DETAILS AS PROPOSED	CP 2405 C REV 0	14.08.2024
Plans	CAR PARK ROADWAY AND PLAY AREA DETAILS AS PROPOSED	CP 2401 P REV 0	14.08.2024
Plans	CAR PARK ROADWAY DETAILS AS PROPOSED	CP2400 C REV 0	14.08.2024
Plans	PLANTING PLAN BUFFER ZONES - INDICATIVE	12897-LUC-XX-XX-DR-L-0405 REV P01	18.07.2024
Supporting Docs	ROSPA Play Safety: Safety Inspection Report Post-installation Inspection Leonardslee Lakes and Gardens - Adventure Trail 28 March 2024 by TouchWood Enterprises Ltd		22.08.2024
Supporting Docs	Rubber MULCH Specification by DCM Surfaces		22.08.2024
Supporting Docs	Invoice HardWOOD PlayGrade CHIP (Artic Walking Floor Vehicle)		22.08.2024
Supporting Docs	PLANNING STATEMENT DISCHARGE OF CONDITITION 11 AS RELATING TO APPLICATION REFERENCE DC/22/2229 by Donald Insall Associates Issue date: 17/07/2024		14.08.2024
Supporting Docs	12897-LUC-XX-XX-RPT-L-001 TREE AND PLANTING STRATEGY AND PLANS Leonardslee Gardens Version 2.0 dated 17.07.2024 by LUC		18.07.2024

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