Horsham District Council

Mr James Fitz- Costa
Churchill Retirement Living
Churchill House
6 Chertsey Rd
Byfleet
Surrey
KT14 7AG

Our ref:	DISC/24/0215
Your ref:	Southwater Condition 10 - LEMP & 16-Hard & Soft Landscaping
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
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 Conditions 10 & 16 to approved application DC/22/0096

Roundstone Park, Worthing Road, Southwater, West Sussex

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

10. **Pre-Occupation Condition**: The development hereby permitted shall not be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by. The content of the LEMP shall include the following:
a) Description and evaluation of features to be managed.
b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organisation responsible for implementation of the plan.
h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 29th November 2024

16. **Pre-Occupation Condition**: The development hereby permitted shall not be 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

    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 - 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	Tree Pit Detail for Tree Adjacent Garden Fence	DT01 - DT04 A	14.10.2024
Plans	Typical Extra Heaby Standard Tree / Tree Pit detail in Soft Landscape	JBA 21 420-DT02	14.10.2024
Supporting Docs	Marshalls Block Brochure		19.11.2024
Plans	HARD LANDSCAPING PLAN	CRL : 20083SW : 206 E	19.11.2024
Plans	DETAILED LANDSCAPE PROPOSALS	JBA 21/420-01 B	19.11.2024
Supporting Docs	LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN		14.10.2024
Plans	TYPICAL TREE PIT DETAIL IN SOFT LANDSCAPE	JBA 21 420-DT01	22.08.2024
Plans	TREEPIT DETAIL FOR TREE	JBA 21 420-DT03	22.08.2024

	ADJACENT PRIVATE ROADS	A	

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