Horsham District Council

Philip Hall Associates
Philip Hall Associates
43 Church Road
Hove
BN3 2BE

Our ref:	DISC/24/0084
Your ref:	Cisswood Racing Stables - Con...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215436
If Calling Please ask for:	Giles Holbrook
Date:	30th April 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 5 to approved application DC/21/1195

Cisswood Racing Stables Sandygate Lane 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):

5. **Post-occupation Condition:** Notwithstanding previously submitted information, no later than 3 months following the date of this approval, full details of all hard and soft landscaping works shall be submitted to the Local Planning Authority for approval in writing. The details shall include plans and measures addressing the following:
   - o Details of all existing trees and planting to be retained
   - o Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
   - o Details of all hard surfacing materials and finishes
   - o Details of all boundary treatments
   - o Details of all external lighting
   - o Ecological enhancement measures

   The approved landscaping scheme shall, thereafter, be fully implemented in accordance with the approved details within the first planting season. 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 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 - 30th April 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
Supporting Statement	Planning Statement		22.04.2024
Materials	Hard Surfacing		22.04.2024
Materials	External Lighting		22.04.2024
Elevation plan	Minor Structures	AC-CRS-PL-10	22.04.2024
Plans	Hard Landscaping	AC-CRS-PL-09	22.04.2024
Plans	Tree Pit	AC-CRS-PL-08	22.04.2024
Plans	Soft Landscaping	AC-CRS-PL-07	22.04.2024

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