



**Horsham
District
Council**

Mr Spencer Copping
WS Planning and Architecture
5 Pool House
Bancroft Road
Reigate
RH2 7RP

Our ref: DISC/26/0162
Your ref: J003948 - Dial Post Condition:
7 Landscaping
Email: planning@horsham.gov.uk
Direct Line: 01403 215245
If Calling Please ask for: Sophie Moore
Date: 24th August 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 7 (Hard and Soft Landscaping)
for Site B only to approved application DC/20/2358.**

Dial Post Developments, 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(s):

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 **Pre-Occupation Condition:** Notwithstanding the details submitted as part of the application and superseded by way of revised details, no part of the development hereby permitted within Site B shall be first occupied until full details of all hard and soft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

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 - 24th August 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	Hard Landscape Schedule	LLD2064-LAN-SCH-100 REV 03	21.07.2026
Plans	General Arrangement Plan	LLD2064-LAN-DWG-100 REV 08	21.08.2026
Plans	Detailed Planting Plan (1 of 2)	LLD2064-LAN-DWG-200 REV 05	21.08.2026
Plans	Detailed Planting Plan (2 of 2)	LLD2064-LAN-DWG-201 REV 05	21.08.2026
Plans	Proposed Root Barriers Plan	LLD2064-LAN-DWG-310 REV 00	28.05.2026
Plans	Proposed Root Barriers Plan Detail	LLD2064-LAN-DWG-311 REV 00	28.05.2026
Plans	Proposed Landscape Management Plan	LLD2064-LAN-REP-001 REV 04	28.05.2026
Plans	Proposed Detailed Plant Schedule and Specification Plan	LLD2064-LAN-SCH-001 REV 03	28.05.2026
Plans	Proposed Soft Landscape Specifications	LLD2064-LAN-SPE-001 REV 03	28.05.2026
Plans	Soft Landscape Specification - Planting Details	LLD2064-LAN-DWG-300 REV 01	28.05.2026

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