Horsham District Council

Mr Andrew Munton
Reside Developments Ltd and R Harrison and Sons
The Dutch House
132-134 High Street
Dorking
Surrey
RH4 1BG

Our ref:	DISC/24/0165
Your ref:	Dedisham - Condition 4
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	24th July 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 4 to approved application DC/22/1947

Dedisham Farm Guildford Road Slinfold West Sussex

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

4. **Pre-Occupation Condition**: No part of the development hereby permitted shall be first used until full details of all soft landscaping works to the southern site's southern boundary (as seen from Public Right of Way 1377) in the land edged blue on the approved plans have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

   The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of any part of the development hereby approved. 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) and Policies 3 and 4 of the Slinfold Neighbourhood Plan (2018).

Date of approval - 24th July 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	Soft landscaping Scheme	Dedi001 A	22.07.2024

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