

Date: 30 July 2026
Your Ref: PP-14858108
Our Ref: 16365a

DWD

69 Carter Lane
London
EC4V 5EQ

Horsham District Council
Horsham District Council (Planning)
Albery House
Springfield Road
Horsham
RH12 2GB

Submitted Electronically

Dear Horsham District Council,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 17 (HARD AND SOFT LANDSCAPING DETAILS) OF PLANNING PERMISSION DC/23/2172 AT LAND AT COBWOOD BURNTHOUSE LANE COWFOLD WEST SUSSEX

COVERING LETTER

We hereby submit this application associated with the above site related to planning Condition 17 attached to planning permission DC/23/2172.

The application follows permission DC/23/2172 granted on 21 May 2024 for:

“Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping”

This application has been submitted via the Planning Portal to discharge the condition in full. The application comprises:

- Completed Application Form;
- Covering Letter (this document); and
- Figure LS01 Landscaping Scheme (July 2026).

Condition 17 of planning permission DC/23/2172 states:

“Pre-Occupation / Use Condition: Prior to the commencement of development within each parcel/zone as shown on Development Zone Plan DZ-2 Rev 11, full details of all hard and soft landscaping works relevant to that parcel/zone shall have been submitted to and approved, in writing, by the Local Planning Authority. 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

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the installation of the solar panels within that parcel/zone. 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

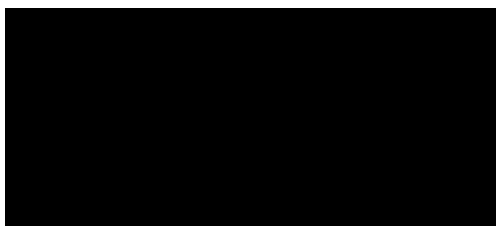
Authority gives written consent to any variation.

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)."

In accordance with the above wording, the submitted landscaping details demonstrate how the proposal complies with the approved requirements. Figure LS01 (Landscaping Scheme) illustrates the proposed hard and soft landscaping within the development zone as identified on submitted drawing Development Zone Plan (DZ-02 Rev 11). Figure LS01 provides details of all proposed trees and planting to be delivered on site, with reference to the accompanying planting schedule. Further, all hard surfacing materials and finishes are detailed within the drawing key.

We trust that the information submitted in support of this application is satisfactory and that the application can be determined without delay. Should you have any queries, please contact me.

Yours faithfully,



Charlie Merry
Associate Director
DWD

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