

Ms E Parkes,
Head of Development and Building Control,
Horsham District Council,
Parkside,
Chart Way,
Horsham,
West Sussex,
RH12 1RL

11th February 2026

Our Ref: J003948

Dear Ms Parkes,

**DISCHARGE OF CONDITIONS 14, 15 AND 16 OF PLANNING PERMISSION
DC/20/1869 AT BLAKERS YARD, WORTHING ROAD, DIAL POST, HORSHAM,
RH13 8NH.**

I refer to the above. WS Planning & Architecture have been instructed by Dial Post Developments Ltd to submit a Conditions Application for the discharge of Conditions 14, 15 and 16 of Planning Permission DC/20/1869 at Blakers Yard, Worthing Road, Dial Post, Horsham, RH13 8NH.

Please consider this document in conjunction with the following documents, as listed below, as part of this application:

- Application Form
- LLD2064-LAN-DWG-100-03
- LLD2064-LAN-SCH-100-01
- LLD2064-LAN-DWG-200-02-Detailed Planting Plan 1 of 2
- LLD2064-LAN-DWG-201-03-Detailed Planting Plan 2 of 2
- LLD2064-LAN-DWG-300-00-Soft Landscape Details
- LLD2064-LAN-REP-001-03-Landscape Management
- LLD2064-LAN-SCH-001-02-Detailed Plant Schedule and Specification
- LLD2064-LAN-SPE-001-02-NBS
- 2026 02 11 Plots 1 and 2 Verification Letter

Condition 14 – Contamination Verification

Condition 14 of LPA reference DC/20/1869 reads as follows:

“Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Condition 7 are complete, and identifying any requirements for longer-term monitoring

of pollutant linkages, maintenance and arrangements for contingency action where required.”

A Contamination Verification letter prepared by Southern Testing is submitted to discharge this condition with relation to Plots 1 and 2 only. A partial discharge of this condition is therefore sought within this application. Further conditions applications in relation to the other plots' contamination verification will follow.

Condition 15 – Hard and Soft Landscaping

Condition 15 of LPA reference DC/20/1869 reads as follows:

“Pre-Occupation Condition: Prior to the first occupation (or use) of any part of Site A or Site B of the development hereby permitted, full details of the hard and soft landscaping works, insofar as they relate to that Site (including details explaining the long term maintenance of landscaping within Site A only), shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme (pursuant to that Site) shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of that Site. Any plants, which within a period of 5 years, die, are removed, or become 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.”

A detailed planting plan, soft and hard landscaping details, plant schedule and specification prepared by Lizard Landscape Design and Ecology are submitted to discharge this condition.

Condition 16 – Landscape Management Plan

Condition 16 of LPA reference DC/20/1869 reads as follows:

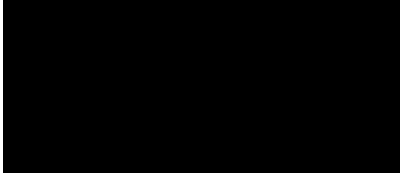
“Pre-Occupation Condition: Prior to the first occupation (or use) of any part of Site B of the development hereby permitted, a Landscape Management Plan relating to that Site (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas, shall have been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details”

A Landscape Management Plan prepared by Lizard Landscape Design and Ecology has been submitted to discharge this condition.

Summary

This application seeks to discharge Conditions 14, 15 and 16 of LPA reference DC/20/1869 relating to landscaping. It is requested that the case officer assigned to this application looks upon it in a favourable manner.

Yours sincerely,



Charlotte Rowland
Planner