



**Horsham
District
Council**

Miss Charlotte Rowland
WS Planning & Architecture
5 Pool House
Bancroft Road
Reigate
RH2 7RP

Our ref: DISC/26/0048
Your ref: J003948 - Dial Post RM Cond
7 - Landscaping
Email: planning@horsham.gov.uk
Direct Line: 01403 215245
If Calling Please ask for: Sophie Moore
Date: 5th May 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 to approved application
DC/20/2358**

Blakers Yard, Worthing Road, Dial Post, Horsham

The Authority has considered your application, and I can confirm that the submitted information is **NOT** 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 **Pre-Occupation Condition:** Notwithstanding the details submitted as part of the application and superseded by way of revised details, no part of the development hereby permitted within Site B shall be first occupied until full details of all hard and soft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).

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Hard and Soft Landscape General Arrangement Drawing	LLD2064-LAN-DWG-100 03	11.02.2026
Supporting Docs	Detailed Plant Schedule and Specification	LLD2064-LAN-SCH-001 02	11.02.2026
Supporting Docs	HARD LANDSCAPE SCHEDULE	LLD2064-LAN-SCH-100 01	11.02.2026
Supporting Docs	Soft landscape Specifications	LLD2064-LAN-SPE-001 02	11.02.2025
Plans	Detailed Planting Plan 1 of 2	LLD2064-LAN-DWG-200 02	11.02.2026
Plans	Detailed Planting Plan 2 of 2	LLD2064-LAN-DWG-201 03	11.02.2026
Plans	Soft Landscape Specification - Planting Details Planting Profiles	LLD2064-LAN-DWG-300 00	11.02.2026

Note to Applicant:

The applicant is advised to review the officer's report on the Council website under the above reference number for an explanation as to how the condition may be satisfied.

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

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.