KNJ Planning
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Horsham District Council
Parkside
Chart Way
Horsham
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RH12 1RL

3rd April 2024

Dear Sirs

APPLICATION FOR THE DISCHARGE OF CONDITION 2 ON PLANNING PERMISSION DC/23/0586 -_VARIATION OF CONDITION 1 OF PREVIOUSLY APPROVED APPLICATION DC/19/1360 (CONVERSION OF REDUNDANT AGRICULTURAL BARN TO DWELLING AND ERECTION OF SINGLE STOREY EXTENSION WITH LANDSCAPING, PARKING AND CREATION OF NEW ACCESS ONTO HAMMERPOND ROAD) TO ALLOW FOR ALTERATIONS TO THE PREVIOUSLY APPROVED PLANS.

I refer to the above and hereby submit a planning application for the discharge of condition 2 on planning permission DC/23/0586 (which should be read together with permission DC/19/1360). The Condition is worded as follows:

> ***"Pre-Occupation Condition:*** *Prior to the first occupation of any part of the development hereby permitted, 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, including within the visibility splays at the site access off Hammerpond Road*
> *- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details, including additional planting either side of the site access off Hammerpond Road*
> *- Details of all hard surfacing materials and finishes*
> *- Details of all boundary treatments*
>
> *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 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).”

The attached plan 007/10 details the information required by Condition 2. Species are marked on, together with density and heights. Tree pit details are provided on the plan.

I note that Horsham District Council state, following the CG Fry v SoS and Somerset Council High Court decision, that that the Council will be unable to approve application for matters reserved by condition unless:

“3. The condition relaters to matters required to be agreed at pre-occupation stage only.”

Condition 2 is a pre-occupation condition, therefore we understand that there will not be a requirement to demonstrate water neutrality.

I trust all of the information required has been provided by way of the detail on plan 007/10. If further information is required, please contact me.

Kind regards

[redacted]

Kate Jackson