



**Horsham  
District  
Council**

Mr Tony Rogers  
Tony Rogers Building Consultants  
40 Dawn Crescent  
Upper Beeding  
BN44 3WH

Our ref: DISC/26/0185  
Your ref: Dwelling  
Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)  
Direct Line: 01403 215429  
If Calling Please ask for: Bethan Tinning  
Date: 12th August 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 4, 6, 7, 8, 9 and 12 to approved application DC/22/2194**

**Land at 521943 116023 Furners Lane Henfield 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-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing the retention of the Oak Tree on the site, and measures to provide for it's protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**Date of approval - 12th August 2026**

6. **Pre-Occupation Condition:** No part of the development hereby permitted 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

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).

#### **Date of approval - 12th August 2026**

7. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the provision of car parking spaces for vehicles has been submitted to and approved in writing by the Local Planning Authority. No dwelling (or use) hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

#### **Date of approval - 12th August 2026**

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

#### Schedule of plans/documents:

| <b>Plan Type</b> | <b>Description</b>                                                              | <b>Drawing Number</b> | <b>Received Date</b> |
|------------------|---------------------------------------------------------------------------------|-----------------------|----------------------|
| Supporting Docs  | Arboricultural Method Statement by The Arboricultural Group dated 06 April 2026 | AMS.BF.1100 REV ONE   | 17.06.2026           |
| Block plan       | Proposed Detached Replacement Dwelling                                          | 16/1247/7             | 17.06.2026           |
| Block plan       | Proposed Detached Bungalow                                                      | 16/1247/21            | 17.06.2026           |
| Supporting Docs  | Tree Protection Plan (TPP)                                                      | TPP.BF.1100.V1        | 17.06.2026           |

#### **Notes to Applicant:**

The Applicant is advised that conditions 8., 9 and 12 do not require the submission of details, but rather require the development to be carried out in accordance with the stated required. Whilst the information provided in respect of these conditions is acceptable, there is no need to submit these for formal approval. It is advised that the cycle parking, refuse/recycling storage, and water efficiencies be carried out in accordance with the details provided.

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

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, flowing script.

Emma Parkes  
Head of Development and Building Control