



**Horsham
District
Council**

Mr Frederick Goodall
Coolhurst Containers Ltd
Hawksbourne Wood
Rusper Road
Horsham
West Sussex
RH12 4QS
West Sussex

Our ref: DISC/26/0055
Application for approval of
details pursuant to Conditions
3, 4, 5 and 6 of planning
permission DC/23/1806 ?
Landscaping, Biodiversity and
Landscape Management
Your ref: planning@horsham.gov.uk
Email: 01403 215059
Direct Line: Halima Chowdhury
If Calling Please ask for:
Date: 13th August 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

Approval of details reserved by condition(s) 3, 4, 5, 6 to approved application DC/23/1806.

Hawksbourne Wood Rusper Road Rusper West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following conditions:

3. **Pre-Commencement (Slab Level) Condition:** No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans (to include details of hedgerow, ditches and minimum 2-3m wide infrequently cut grassland areas to provide connecting corridors as requirement as identified within the submitted LVIA by Petrow Harley Limited, Feb 2024); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/densities; tree pit details.

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for 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 - 13th August 2026

4. **Pre-Commencement (Slab Level) Condition:** No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example decking, signage, refuse and / or other storage units, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features). The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

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 - 13th August 2026

5. **Pre-Commencement (Slab Level) Condition:** No development above ground level shall take place until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should include the long-term design objectives, management responsibilities, specifications, maintenance schedules and periods for all hard and soft landscape areas, and including all woodland, hedgerows, trees, meadow, native buffer and sedum roofs, including maintenance operations to deal with invasive species identified, together with a timetable for the implementation of the LMMP. The LMMP shall include details of the arrangements for its implementation and shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 13th August 2026

6. **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (David Archer Associates, November 2023) shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 13th August 2026

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

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Updated list of tree species.	NONE	17.07.2026
Supporting Statement	More information on landscaping.	NONE	16.07.2026
Supporting Statement	Landscape Statement	NONE	24.06.2026
Supporting Statement	Biodiversity enhancement statement	NONE	16.02.2026
Supporting Statement	Soft landscaping specification and plant schedule	NONE	28.05.2026
Supporting Statement	Hard landscaping specification	NONE	28.05.2026
Supporting Statement	Landscape management and maintenance plan	NONE	28.05.2026
Plans	Biodiversity enhancement layout plan	1 REV A	16.02.2026
Plans	Landscape strategy	161-103 REV V4	28.05.2026
Plans	softscape plan	161-104 REV V2	16.02.2026
Plans	hardscape plan	161-105 REV V2	16.02.2026

Notes to Applicant:

It is recommended that newly planted trees be watered twice a week during the first year during dry periods, and that more generally, the watering of newly planted trees is recommended to be weekly throughout May-September and as necessary thereafter, for a minimum of three years following planting.

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