



Mr Alex Laney
Dandara Southern Ltd
Roman House
South Hampshire Industrial Estate
Eddystone Road
Totton

Our ref: DISC/25/0405
Your ref: RM Area 7, Mowbray -
Conditions 4,6,8
Email: planning@horsham.gov.uk
Direct Line: 01403 215206
If Calling Please ask for: Sam Whitehouse
Date: 8th June 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 conditions 4, 6 and 8 to approved application DC/21/1427 and approval of details reserved by condition 32 to approved application DC/16/1677 (RM 7 only).

Mowbray Phase RM7 Rusper Road Horsham 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-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 the following plans and measures:
- An updated plant schedule specifying plant numbers.
 - Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment.
 - Coordination of boundary treatments plans with ecological enhancement measures set out in the Ecological Mitigation and Management Plan, dated June 2025.
 - Details of existing and proposed levels for all external earthworks associated with the landscape proposals such as retaining walls, banking etc - including cross sections where necessary.
 - Proposed locations of tree root barriers in relation to proposed and existing functional services.

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 enhance the appearance of the development in the interest of the visual amenities of the area and in accordance with Policy SD1, SD6 and 33 of the Horsham District Planning Framework (2015).

Date of approval - 8th June 2026

6. **Pre-Occupation Condition:** No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure the adequate provision of cycle and refuse facilities in accordance with Policy SD1, 33 and 40 of the Horsham District Planning Framework (2015).

Date of approval - 8th June 2026

8. **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

Date of approval - 8th June 2026

32. **Pre-Commencement Slab Level Condition:** No development above ground floor slab level shall be carried out in any Reserved Matters Area hereby permitted until a scheme detailing the measures and timetable to install service ducts to facilitate the provision of high speed broadband internet connections to each dwelling, commercial unit and community building within the development have been submitted to and approved in writing by the local planning authority. The scheme for high speed broadband service ducts shall be implemented in accordance with the approved details.

Reason: As this matter is fundamental to ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning.

Date of approval - 8th June 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 Docs	Cycle Store Schedule	NONE	11.03.2026
Plans	Boundary Treatment Plan	GLS_050_195_190 0	13.05.2026
Location & Site plan	Proposed site plan indicating cycle	RM7-HOR- 003	30.01.2026

	store	Rev A	
Plans	Electric Vehicle Charging	0045-HTA-00-PL-DR-A-1028 Rev D	04.03.2026
Elevation & Floor plan	BIN & CYCLE STORE BLOCK A1 PLOT 1-12	YRM7-ARCH-BCS-100 T1	19.12.2025
Supporting Statement	Landscape management plan	GLS_050_195_180 2 Rev A	13.05.2026
Supporting Statement	landscape specification	GLS_050_195_180 1 Rev A	13.05.2026
Plans	planting plan sheet 1	GLS_050_195_151 1 Rev C	13.05.2026
Plans	planting plan sheet 2	GLS_050_195_151 2 Rev C	13.05.2026
Plans	planting plan sheet 3	GLS_050_195_151 3 Rev C	13.05.2026
Plans	Fibre network design	X547-RM7-FND-01 REV BA	31.03.2026
Plans	Contract Boundary Offset in Greenspace Co-ordinates	NONE	19.12.2025
Elevation & Floor plan	BIKE STORES TO HOUSES	YRM7-ARCH-BCS-100 REV T1	11.03.2026
Elevation & Floor plan	BIN & CYCLE STORE BLOCK A2 PLOT 29-34 & A3 PLOT 58-63	YRM7-ARCH-BCS-101 REV T1	19.12.2025
Elevation & Floor plan	BIN & CYCLE STORE BLOCK A4 PLOT 105-110	YRM7-ARCH-BCS-102 REV T1	19.12.2025
Elevation & Floor plan	BIN & CYCLE STORE BLOCK A5 PLOT 179-184	YRM7-ARCH-BCS-103 REV T1	19.12.2025
Elevation & Floor plan	BIN & CYCLE STORE BLOCK A6 PLOT 190-198	YRM7-ARCH-BCS-104 REV T1	19.12.2025
Elevation & Floor plan	BIN & CYCLE STORE BLOCK A7 PLOT 199-207 & BLOCK A8 PLOT 208-213	YRM7-ARCH-BCS-105 REV T1	19.12.2025

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

