



Miss F Whiles
1st Floor
Regent House
1-3 Queensway
Redhill
RH1 1QT

Our ref: DISC/26/0056
Your ref: Elmfield Duckmoor Outline
Condition 14 landscaping
Email: planning@horsham.gov.uk
Direct Line: 01403 215187
If Calling Please ask for: Matthew Porter
Date: 10th 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 condition 14 (hard and soft landscaping) to approved application DC/26/0401 (83 residential units, landscaping, access, parking and associated infrastructure).

Duckmoor Farm, Wooddale Lane, Billingshurst, West Sussex

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

14. 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
 - Details of the Open Space and open amenity space
 - 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 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.

Date of approval - 10th 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
Plans	BOUNDARY TREATMENTS PLAN	LN_LD_03 REV C	17/02/2026
Plans	LANDSCAPE DETAILS POT SIZES AND SOIL PROFILES:	3360-APA-ZZ-XX-DT-L-3001 REV P01	10/04/2026
Plans	LANDSCAPE DETAILS PLOT FRONTAGES	3360-APA-ZZ-XX-DT-L-3002 REV P01	10/04/2026
Plans	LANDSCAPE DETAILS HEDGE PLANTING:	3360-APA-ZZ-XX-DT-L-3003 REV P01	10/04/2026
Plans	LANDSCAPE DETAILS TREE PIT WITH STAKE:	3360-APA-ZZ-XX-DT-L-3004 REV P02	10/04/2026
Plans	LANDSCAPE DETAILS TREE PIT WITHIN HARD SURFACING	3360-APA-ZZ-XX-DT-L-3005 REV P01	10/04/2026
Plans	BESPOKE PLAY SPACE	3360-APA-ZZ-XX-LA-L-1001 REV P03	10/04/2026
Plans	DETAILED PLANTING SCHEDULE	3360-APA-ZZ-XX-PP-L-2000 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN	3360-APA-ZZ-XX-PP-L-2001 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN	3360-APA-ZZ-XX-PP-L-2002 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN	3360-APA-ZZ-XX-PP-L-2003 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN	3360-APA-ZZ-XX-PP-L-2004 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN PUBLIC OPEN SPACE	3360-APA-ZZ-XX-PP-L-2005 REV P07	10/04/2026
Plans	DETAILED PLANTING PLAN PUBLIC OPEN SPACE	3360-APA-ZZ-XX-PP-L-2006 REV P06	10/04/2026
Plans	Welcome to Elmfield Green Playground SIGN		10/04/2026
Plans	BALANCE TRAIL Dated 09-08-24	Q10442 Issue G	10/04/2026
Plans	BESPOKE PLAY SPACE Dated 09/08/24	Q10442 Issue G	10/04/2026
Plans	SITE PLAN Dated 09/08/24	Q10442 Issue G	10/04/2026
Plans	GENERAL ARRANGEMENT LAYOUT	7276-SMA-XX-XX-DR-C-0500 REV C11	27/05/2026
Plans	SURFACE FINISHES LAYOUT SHEET 1	7276-SMA-XX-XX-DR-C-0501 REV C08	27/05/2026
Plans	SURFACE FINISHES LAYOUT SHEET 2	7276-SMA-XX-XX-DR-C-0502 REV C08	27/05/2026
Plans	SURFACE FINISHES LAYOUT SHEET 3	7276-SMA-XX-XX-DR-C-0503 REV C05	27/05/2026
Plans	SURFACE FINISHES LAYOUT SHEET 4	7276-SMA-XX-XX-DR-C-0504 REV C07	27/05/2026
Plans	SURFACE FINISHES LAYOUTS SHEET 5:	7276-SMA-XX-XX-DR-C-0505 REV C02	17/02/2026
Plans	SURFACE FINISHES LAYOUTS SHEET 6:	7276-SMA-XX-XX-DR-C-0506 REV C02	17/02/2026
Plans	CONSTRUCTION DETAILS SHEET 5	7276-SMA-XX-XX-DR-C-0533 REV C05	27/05/2026

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