Horsham District Council

Mr Mark Best
Parker Dann
Parker Dann
Unit 42
Sussex Innovation Centre,
University of Sussex,
Brighton
BN1 9SB

Our ref:	DISC/24/0114
Your ref:	Leon Harris Conditions
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	31st July 2024

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 6, 8, 9, 11 to approved application DC/21/1155

Parklands House 21 Hurst 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):

6. **Pre-occupation Condition**: No part of the development hereby permitted shall be occupied until full details of all hard and soft landscaping works pertaining to the whole site 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 (including fencing to rear of flat 3 adjacent to parking area, and higher fencing on part of eastern boundary).
   - Details of any external lighting.

   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 and

neighbouring amenity, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 31st July 2024

8. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

   Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 31st July 2024

9. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.

   Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 31st July 2024

11. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

   Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

Date of approval - 31st July 2024

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	Proposed External Lighting/EVC Plan	21411/P110 P2	20.05.2024
Plans	Proposed Landscape Plan	21411/P109 P2	26.07.2024
Site plan	Proposed Site Plan	21411/P100 P4	26.07.2024
Plans		21411/P111	25.07.2024

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