Horsham District Council

Mr Benjamin Shaw
DWD
69 Carter Lane
London
EC4V 5EQ

Our ref:	DISC/26/0244
Your ref:	Cobwood Solar - Discharge of Condition 17
Email:	planning@horsham.gov.uk
Direct Line:	01403 215245
If Calling Please ask for:	Sophie Moore
Date:	15th October 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 17 (Hard/Soft Landscaping) to approved application DC/23/2172.

Land at Cobwood, Burnthouse Lane, Cowfold, West Sussex

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

17. **Pre-Occupation / Use Condition**: Prior to the commencement of development within each parcel/zone as shown on Development Zone Plan DZ-2 Rev 11, full details of all hard and soft landscaping works relevant to that parcel/zone 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

    The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the installation of the solar panels within that parcel/zone. 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 - 15th October 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	Landscaping scheme	LS01	30.07.2026

Note to Applicant:
Rabbit Guards: It is advised that the rabbit guards should be removed upon successful establishment or after 4 years of planting, whichever is sooner.

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