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Discharge of Condition 5 and 7 of previously approved application DC/25/1658 (Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping), and the requirement to submit full details of the public open spaces, including play areas, to discharge condition 5 and the requirement to submit details of a hard landscaping scheme to discharge condition 7.

PLANNING PORTAL REF: PP-15299739

Introduction

This Covering Letter has been prepared to accompany an application for approval of details reserved by condition following approval of application ref: DC/25/1658. The application is submitted to Horsham District Council (HDC) on behalf of Bellway Homes Limited (Southern Counties). This application seeks to discharge Condition 5 and Condition 7.

Condition 5 (Details of the public open spaces, including play areas)

The condition reads as follows:

Pre-Commencement (Slab Level) Condition: *No development above ground floor slab level of any part of the development hereby permitted shall commence until full details of the public open spaces including play areas have been submitted to and approved by the Local Planning Authority in writing, along with a timetable for their respective completions and being made available for public use. The submitted details shall show accordance with the landscaping proposals and shall include, but not limited to, location of each area, type of play equipment, surfacing, planting, fencing, seating, bins, dog waste bins, and signage for each area) The public open spaces and play area shall be installed in accordance with details approved by the Local Planning Authority and maintained as such thereafter.*

Reason: To ensure that satisfactory provision for outdoor play and recreation is made within the development, in the interests of the amenity of future occupiers of the development, in accordance with Policies 32, 33, 39 and 43 of the Horsham District Planning Framework (2015) and the recommendations of the Open Space and Recreation Study.

Condition 7 (Details of a hard landscaping scheme)

The condition reads as follows:

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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 furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features, including associated SUDs features and headwalls) The development shall thereafter be carried out in accordance with the approved details.*

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).

Commentary

To address the requirements of Condition 5, the Applicant has prepared Detailed General Arrangement Plans 1 – 3 (3424-APA-ZZ-XX-LA-L-1005 P04, 3424-APA-ZZ-XX-LA-L-1006 P04, 3424-APA-ZZ-XX-LA-L-1007 P04) and Planting Plans (3424-APA-ZZ-XX-PP-L-2005 P06, 3424-APA-ZZ-XX-PP-L-2006 P06, 3424-APA-ZZ-XX-PP-L-2007 P06, 3424-APA-ZZ-XX-PP-L-2008 P06, 3424-APA-ZZ-XX-PP-L-2009 P02) which accompany this cover letter.

The Applicant confirms that the public open spaces and play areas shall be implemented in accordance with the approved details and completed prior to the occupation of the final dwelling within the development. Upon completion, the public open spaces and play areas shall be made available for public use and maintained thereafter.

To address the requirements of Condition 7, the Applicant has prepared External Works Sheet 1 – 3 (5960-002-5014-C01, 5960-002-5015-C01, 5960-002-5016-C01) which accompany this cover letter.

Conclusion

I trust that the above is in order and look forward to receiving confirmation that the application has been validated and approved in due course. If you have any queries or require further information, do please get in touch with myself or my colleague [redacted].

Yours sincerely,

[redacted]

Robert Steele
Director
Savills Planning