Horsham District Council

Lombaard
Purple Pepper Homes
Dalton House
60 Windsor Avenue
London
SW192RR

Our ref:	DISC/25/0228
Your ref:	Ransoms Cond 14 and 21
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	13th October 2025

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 14 to approved application DC/22/1059

Ransoms Station Road Pulborough 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. **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until 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 all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details, with a preference for naturalised / native species
    - Details of all hard surfacing materials and finishes
    - Details of all existing and proposed boundary treatments showing relative ground levels to adjacent properties / gardens
    - Details of all external lighting
    - Ecological enhancement measures
    - Reference to the bin / cycle store to be included
    - Reference to underground service runs, water tanks and SuDS attenuation tanks to be included to allow for successful coordination between landscape and 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 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 - 13th October 2025

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 Plan	02	02.10.2025
Supporting Docs	Condition 14 Landscaping Response Report		02.10.2025

Notes to Applicant:

Submitted details are noted in relation to Condition 21 (Fire Hydrant). As this condition is regulatory in nature, no formal discharge is required.

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