Horsham District Council

Mrs Charlotte Catton-Giltinane
Batcheller Monkhouse
New Batram House
3-5 Swan Court
Station Road
Pulborough
RH20 1RL

Our ref:	DISC/25/0113
Your ref:	Discharge of Condition Application Whitebreads Farm
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 174
If Calling Please ask for:	Steve Astles
Date:	27th May 2025

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 conditions 2 and 3 to approved application DC/24/1872.

Whitebreads Farm Stane Street Slinfold West Sussex

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

2. **Regulatory Condition**: Within six months of the date of the permission hereby granted, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024), shall be submitted to and approved in writing by the local planning authority (within 4 months of the date of permission)

   The content of the Biodiversity Enhancement Layout shall include the following:

   a) detailed designs or product descriptions for biodiversity enhancements; and
   b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

   The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

   Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Date of approval - 27th May 2025

3. **Regulatory Condition**: Within six months of the date of the permission hereby granted, a landscape planting plan 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. Ground preparation, cultivation and other operations associated with plant and grass establishment.
- Regimes for successful establishment of hedgerow, such as watering and hand weeding
- Wildflower seed mix to be used.
- Management and maintenance for the duration of the site.

The approved landscaping scheme shall be fully implemented in accordance with the approved details. 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 amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 27th May 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	Soft Landscape Strategy	2001 REV P02	01.04.2025
Details plan	Planting	6020 REV P02	01.04.2025
Supporting Docs	Biodiversity Enhancement Layout	NONE	01.04.2025

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