

Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

16th February 2026

DISCHARGE OF CONDITIONS APPLICATION

Dear Sir / Madam

LPA Ref: DC/23/2021
Applicant: Mr A Dougharty
Proposal: Discharge of Condition 5 – Full details of underground services, Condition 6 – landscaping, Condition 7 – external materials, Condition 12 – Vehicle parking and Condition 13 – Cycle parking
DC/23/2021 for demolition of existing dwelling and associated outbuildings and erection of a two storey dwelling.
Site: Cattlestone Farm, Harbolets Road, West Chiltington, West Sussex, RH20 2LG

Please accept this Discharge of Condition Application to Discharge Condition 5, 6, 7, 12 and 13 (a copy of the decision is submitted with the application for ease of reference).

- 5) *No new-build development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method statement. The development shall thereafter be carried out in accordance with the approved details.*

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The proposed development comprises a single residential dwelling with mass concrete trench-fill foundations and a suspended beam and block ground floor. The typical underground service installations and associated ground excavations are summarised as follows:

- Foundations:
 - Trench-fill foundations excavated to a typical depth of 1.0m to 1.2m below existing ground level, subject to ground conditions, and filled with mass concrete to within approximately 225–300mm of finished ground level.
 - Typical trench width of 600mm, widened locally where required by structural design.
- Suspended Beam and Block Floor:
 - Formation level typically 450–600mm below finished floor level, creating a ventilated void beneath the suspended floor construction.

- Minimal excavation beyond foundation trenches, with ground reduced only where necessary to achieve formation levels.
- Drainage (Foul and Surface Water):
 - Underground drainage runs typically laid at depths ranging from 600mm to 1.2m, depending on required falls and connection points.
 - Drainage trench widths generally 300–450mm, widened locally at manholes and inspection chambers.
 - Inspection chambers typically 450mm–600mm internal diameter, excavated to suit invert levels.
- Incoming Services (Water, Electricity, Telecommunications):
 - Drawing No. USD1 Rev. B Underground Service Detail provides information detailing the proposed service trench containing ducting for the electric, water and telephone supply.
 - Service trenches generally excavated to depths of 450–750mm, with trench widths of approximately 300mm.
 - Routes follow the shortest practicable alignment from site boundaries to entry points within the dwelling.
 - Drawing No. SP02 Rev. D Proposed Site Plan demonstrates that underground services have been routed to avoid conflict with retained trees and landscaped areas wherever possible.
 - The proposed service layouts fully align with the proposed landscaping scheme, ensuring that future planting, soft landscaping, and long-term site quality are not compromised.
- Existing Treatment Plant
 - An existing on-site foul water treatment plant is present and will be retained in situ. No excavation works are proposed in connection with the treatment plant, other than minor connections to the new foul drainage runs. The retention of the plant avoids unnecessary ground disturbance and does not conflict with the proposed landscaping proposals or Arboricultural Method Statement.
- Surface Water Attenuation Tank

A new below-ground surface water attenuation tank is proposed to manage surface water runoff. Installation will require:

 - Excavation to a typical depth of approximately 1.2m to 1.5m, subject to tank specification and final levels.
 - An excavation footprint sized to accommodate the tank dimensions and surrounding granular bedding and backfill, typically extending 300–500mm beyond the tank perimeter on all sides.
 - All excavation and installation works will be undertaken in accordance with manufacturer's guidance and will avoid Root Protection Areas where applicable.

Landscaping and Arboricultural Considerations

All underground service routes and foundation excavations have been planned to ensure full accordance with the proposed landscaping proposals and the Hellis Arboricultural Method Statement (AMS). Service runs avoid Root Protection Areas (RPAs) where applicable, and excavation works are limited to the minimum necessary to facilitate the development. Since the original tree survey and AMS were prepared, one tree identified within the report has died (T8) and has been removed from the site for health and safety reasons. This tree is no longer present and does not form part of the current arboricultural constraints. The

submitted details reflect the existing site conditions and do not give rise to any additional arboricultural impacts beyond those previously assessed.

- 6) *No new-build development shall commence 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*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*
- *Details of all 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 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)

The submitted landscape drawing and supporting landscape information dated January 2026 have been prepared by Jan Dougharty to satisfy the requirements of this planning condition. It illustrates the proposed hard and soft landscaping treatments for the site. Additionally, the document titled 'Lighting Information – Condition 6' provides the relevant specifications for the proposed external lighting.

- 7) *No new-build development above ground floor slab level shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.*

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interest of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015)

The proposed development will utilise a carefully considered palette of external materials, as illustrated on the accompanying materials mood board, to ensure a high-quality appearance that responds positively to the character of the site and its surroundings.

Reclaimed brickwork recovered from the original dwelling on the site, which was destroyed by fire, will be reused where possible. Due to the age of the original building, the precise manufacturer and specification of the bricks are unknown. However, the reclaimed bricks are

traditional in appearance and are characteristic of historic local brickwork in terms of colour, texture, and size. Where additional bricks are required, these will be selected to closely match the reclaimed bricks.

Millboard cladding in a Burnt Cedar finish will be used to provide a contemporary yet sympathetic contrast to the masonry elements. Forest Pennant stone will be incorporated to enhance the overall material quality.

Windows will be Residence 9 composite windows in a Corse Lawn finish, providing a traditional appearance with modern performance. The roof will be finished in Redland Cambrian slate, ensuring a durable and visually appropriate roofing material that complements the overall design.

The proposed combination of materials is considered appropriate to the site, respects local character, and satisfies the requirements of the relevant planning condition.

- 12) *The dwelling hereby permitted shall not be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.*

Reason: To provide car-parking space for the use in accordance with Policy 41 of the Horsham District Planning Framework (2015)

Drawing SP03 Access & Car Parking Plan provides the relevant details and is submitted for full discharge of Condition 12.

- 13) *No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.*

Reason: To provide alternative travel options to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015)

The landscape drawing created by Jan Dougharty dated January 2026 and the Cycle Storage Information Sheet provide the relevant details and are submitted for full discharge of Condition 13.

I trust this is sufficient for now to enable you to validate the application but should you have any queries please do not hesitate to contact me.

Yours sincerely



Nicole Godwin
PA/Sales Co-ordinator
For and on behalf of Scandia-Hus Ltd