



Nicola Pettifer
Horsham District Council (Planning)
Albery House
Springfield Road
Horsham
RH12 2GB

Submitted via the Planning Portal
27th March 2026

Dear Nicola,

RE: Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough, Condition 14 submission to planning permission DC/24/1081.

We have today submitted via the Planning Portal a discharge of condition application under reference **PP-14817094** for Conditions 14 and 15 attached to planning permission (Reference DC/24/1081), granted 4th October 2024 for **Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) amendment to the affordable housing plans and to the approved site layout to include a sub-station.**

Condition 14:

Pre-Occupation Condition: Notwithstanding the submitted plans, no part of the development hereby permitted shall be first occupied until full revised 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 as required under Condition 7
- 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 cycle storage provisions and refuse / recycling bin locations
- Details of all boundary treatments
- Ecological enhancement measures set out in (The Ecology Co-Op, December 2021)
- Co-ordination with the utilities layout as required under Condition 9
- Planting and screening details to the sub-station

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. 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.

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We submit the following information for approval:

Soft landscaping drawings:

- Plans Planting Schedule and Details DD677D01 dated 24.05.2024
- Plans Detailed Planting Plan - 1 of 3 DD677L01 dated 24.05.2024
- Plans Detailed Planting Plan - 2 of 3 DD677L02 dated 24.05.2024
- Plans Detailed Planting Plan - 3 of 3 DD677L03 dated 24.05.2024

Hard landscaping drawings:

- P23-961_30 Rev C9 Surface Finishes Plan (sheet 1 of 3)
- P23-961_31 Rev C7 Surface Finishes Plan (sheet 2 of 3)
- P23-961_32 Rev C5 Surface Finishes Plan (sheet 3 of 3)

Details of cycle storage, refuse, recycling, boundary treatments and ecological enhancement measures:

- C9_23_46_103_C5 External Works layout (1 of 3)
- C9_23_46_103_C3 External Works layout (2 of 3)
- C9_23_46_104_C3 External Works layout (3 of 3)

Combined services layout:

- ELH/U/08/CSL/01 Rev B Proposed Combined Services Layout

Condition 15:

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas, including Public Open Spaces, provision of outdoor gym equipment and the buffer zone along the southern boundary, has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be provided, managed and maintained in accordance with the approved details.

We submit the following information for approval:

- Landscape Management Plan DD677 dated 22.05.2024

We trust the information provided is sufficient for you to validate the application, but please do not hesitate to contact me should you require any further information.

Yours sincerely,



Michael Maskew MRTPI | Head of Planning | Elivia Homes Eastern

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