Horsham District Council

Mr Pierre Lombaard
Purple Pepper Partnership Ltd
Dalton House
60 Windsor Avenue
Wimbledon
London
SW20 0RQ

Our ref:	DISC/25/0064
Your ref:	Coppice Hill Landscaping, L Mgmt and Lighting
Email:	planning@horsham.gov.uk
Direct Line:	01403 215238
If Calling Please ask for:	Nicola Pettifer
Date:	2nd June 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 conditions 11, 12 and 13 to approved application DC/21/1931.

Coppice Hanger Church Hill 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):

12. **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 has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

    Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 2nd June 2025

13. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme.

Under no circumstances shall any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

Date of approval - 22nd April 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
Supporting Docs	Outdoor Lighting Report	NONE	26.02.2025
Supporting Docs	Private Lighting Impact Assessment	NONE	26.02.2025
Plans	Private Street Lighting Strategy Design	MMA19197/001	26.02.2025
Supporting Docs	Lighting Review	NONE	26.02.2025
Supporting Docs	Preliminary Bat Roost Assessment Report	NONE	26.02.2025
Site plan	Proposed	A(SP)001 REV C	26.02.2025
Supporting Docs	Landscape Management Plan	NONE REV A	24.04.2025

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

11. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until full details of the approved landscaping, including all hard surfacing materials and all new boundary treatments, has 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 proposed planting, including schedules specifying species, planting size, densities, spacing and plant numbers
- Outline planting specification and maintenance plan
- Details of all hard surfacing materials and finishes
- Details of all new boundary treatments

The approved planting scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of any part of the development. Unless otherwise agreed as part of the approved landscaping, no planting 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).

Notes to Applicant:

- Condition 13 - The applicant is advised that the reference to the use of herbicide currently retained in section 7.0 of the Landscape Management Plan be omitted as previously requested, and as has been removed from section 5.2.

- Condition 11 - The applicant is advised to ensure the submitted planting and landscape layout corresponds to the approved site layout (or as may have been formally submitted and approved by way of an amendment), as well as showing accordance with the lighting plan. Full details are also expected of all hard-surfacing, including colour, type and specifications of paving, resin-bound surfacing and fencing as may be appropriate. In addition, the new public-facing hedgerows should be shown on the outside face of any boundary demarcation, or planted to each side, as well as a number of new and retained trees which are shown to fall within private boundaries should be shown within communally maintained areas to ensure their retention and management.

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

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.