Horsham District Council

Mr Peter Loader
Donald Insall Associates
12 Devonshire Street
London
W1G 7AB

Our ref:	DISC/24/0014
Your ref:	Discharge of Conditions to Ap
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	1st April 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 6 (rectification works) and 7 (revised Conservation Management Plan and allied Conservation Garden Management Plan) to approved application DC/22/2229 (Construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking. Installation of new children's play area. Amendments to road layout within the site).

Leonardslee Gardens Brighton Road Lower Beeding West Sussex

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

6. **Pre-occupation Condition**: Within 6 calendar months of the date of this permission, the rectification works listed below shall have been completed with details to be agreed by the local planning authority, other than associated planting which shall be completed in the first planting season following completion of the works.

I. removal of the unauthorised car park spaces within the previously approved landscape buffer approved under DC/18/0689 and incorporation of this land into an enhanced landscape buffer between the car park and A281.

II. partial retention but reduction of the unauthorised parking area to the south of the exit, with the gravel top layer removed, and grass seed/soil installed above the existing Truck Pave system. The grass seed will be an all-purpose law mixture suited to a wide range of domestic and landscape applications.

Reason: As this matter is fundamental to mitigate harm that has arisen onto the setting of Designated Heritage Assets, the landscape character within the High Weald Area of Outstanding Natural Beauty, and in the interests of visual amenity and to conserve and enhance protected and Priority species and allow the Local Planning Authority 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) in accordance with Policies 25, 30, 31, 32, 33, 34 of the Horsham District Planning Framework (2015).

Date of approval - 1st April 2025

7. **Pre-Occupation Condition**: Within 6 calendar months of the date of this permission a revised Conservation Management Plan and allied Conservation Garden Management Plan for the Registered Park and Garden shall be submitted to and approved in writing by the Local Planning Authority. The Conservation Management Plan and allied Conservation Garden Management Plan once approved shall thereafter be implemented as specified within the approved documents. The Plans shall be informed by the Historic England and Gardens Trust consultation response submitted to this application.

   Reason: To ensure a satisfactory development that is sympathetic to the landscape character within the High Weald Area of Outstanding Natural Beauty and the settings of Designated Heritage Assets, and in the interests of visual amenity in accordance with Policies 25, 30, 31, 32, 33, 34 of the Horsham District Planning Framework (2015).

Date of approval - 1st 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	Leonardslee Park and Gardens Conservation Management Plan Addendum Version 2 Final report Dated 28.02.2025 by Land Use Consultants Ltd February 2025		04.03.2025
Supporting Docs	Conservation Management Plan 2023 and Gazetteer Revision 3 (October 2024) by Donald Insall Associates		04.03.2025
Supporting Docs	PHOTOGRAPHIC EVIDENCE TO SUPPORT CONDITION 6		09.02.2024

Notes to Applicant:

The applicant is advised that, from the site visit on 03/02/2025 by the Council's Landscape Architect, it is noted that within the southern car park, many areas are heavily compacted, and the seeded grass has not taken up. To address this, it is recommended a methodology be included for the ongoing management and maintenance within Condition 8 Landscape Management and Maintenance Plan to approved DC/22/2229, still to be discharged.

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