Horsham District Council

Mr David Scott
Scott Associates LLP
Cromer Farm
Whitehill
Cromer
SG2 7QA

Our ref:	DISC/25/0198
Your ref:	Lion Lodge Pre-Commencement Condition
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 174
If Calling Please ask for:	Steve Astles
Date:	18th August 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 3 to approved application DC/25/0426

Lion Lodge Bashurst Hill Itchingfield West Sussex

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

3. **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

   Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 18th August 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	Arboricultural Impact Assessment and Method Statement by Allarboriculture dated 29.07.2025	AAAIALION-V2 Revised	29.07.2025

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