Horsham District Council

Mr Simon Harvey
Simon Harvey Designs Ltd
2 Greenfield Way
Storrington
Pulborough
RH20 4PY

Our ref:	DISC/25/0126
Your ref:	Harleydene Land DC/24/1827 DOC
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 258
If Calling Please ask for:	Shazia Penne
Date:	1st May 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 3, 4 and 5 to approved application DC/24/1827

Harleydene Sandgate Lane Storrington West Sussex

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

3. **Pre-commencement Condition**: No works shall commence until full details of all soft landscaping works have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

   (a) Details of all existing trees and planting to be removed and retained
   (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

   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. 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).

Date of approval - 1st May 2025

4. **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 (AMS) detailing all trees and 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 AMS shall be prepared in accordance with ref: MDJAC-BS24137-AIAPMS-01 Rev A and the accompanying Tree Protection Plan dated 08/01/25.

   The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size, and in positions agreed by the Local Planning Authority.

   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 - 1st May 2025

5. **Pre-Commencement Condition**: No development shall commence until a no-dig driveway construction plan has been submitted to and approved in writing by the Local Planning Authority. This plan must use a three-dimensional load spreader filled with uncompacted loose angular stone and edged with pinned timber or sleepers, in accordance with BS5837:2012 standards concerning trees in relation to design, demolition, and construction. The development must be carried out at all times in strict accordance with the approved details. Any trees or hedges on the site that die or are damaged during construction must be replaced with trees or hedging plants of a type, size, and in positions agreed upon by the Local Planning Authority.

   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 - 1st May 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 Statement	Method Statement		10.04.2025
Plans	Driveway Formation Plan		10.04.2025
Supporting Statement	Arboricultural Impact Assessment and Preliminary Method Statement		10.04.2025

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