



Stantec UK Limited
2 Kings Hill Avenue, Kings Hill
West Malling, Kent
ME19 4AQ
UNITED KINGDOM

14 August 2026

Project/File: 333102644/A3

via Planning Portal

Jason Hawkes
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Jason,

Reference: Application for Discharge of Condition 16 of DC/16/1677 as amended by DC/19/0984 (Bailey Road Extension Tree Protection)

We write on behalf of Legal & General (Strategic Land North Horsham) Limited in relation to our application seeking the discharge of Condition 16 of application reference DC/16/1677, insofar as it relates to development approved for the Bailey Road Extension.

Context

Outline Planning Permission was granted for development of the following description, subject to conditions, under application reference DC/16/1677 (dated 1 March 2018; the 'OPP'):

'Outline planning application with all matters reserved except access for a mixed-use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure'

An S96A non-material amendment to vary the wording of several conditions of the OPP, including Condition 16, was subsequently submitted and approved pursuant to application reference DC/19/0984 in order to allow Principal Access Works to commence.

Condition 16 as amended requires:

- 16. No development shall commence within any Reserved Matters Area or on works to construct the accesses hereby approved, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the relevant part of the site, until the following preliminaries have been completed in the sequence set out below:**
 - a) A plan shall be submitted to show all trees on the relevant part of the site to be retained as well as those off-site whose root protection areas ingress into the relevant part of the site, such trees shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).**

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- b) Once installed, the fencing shall be maintained during the course of the development works for that phase or sub-phase and until all machinery and surplus materials have been removed from the site.***
- c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.***

Reserved Matters approval for the development within the OPP known as the Bailey Road Extension was granted under application reference DC/23/2328 (the 'RMA'). This discharge application relates to the development approved under the RMA.

Arboricultural plans and documents showing which trees are to be retained and removed, as well as protection measures seeking to ensure the long-term retention of retained trees, were submitted and approved as part of the RMA. Condition 8 of the RMA requires the development to be carried out in accordance with the contents of these plans and documents.

The same approved arboricultural plans and documents are therefore enclosed within this submission to discharge Condition 16 of the OPP as amended.

Submission

This application comprises the following:

- Application Form (dated 14 August 2026)
- Covering Letter (dated 14 August 2026)
- BS:5837 Arboricultural Impact Assessment & Method Statement (SCD-0001 P2)
- Tree Removal Plan (2898-5-2-15 DR-2005 S5-P3)

The application fee of £400.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via the Planning Portal (Reference: PP-15041637).

We would be grateful if you could confirm receipt of this application, and we look forward to receiving formal notification of validation in due course.

Please do not hesitate to contact the writer at this office if you require further information or have any further queries.

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Sincerely,

Stantec UK Limited



James Taylor
Senior Planner
Phone: +44 173 279 3835
james.taylor@stantec.com

stantec.com/uk

cc. Alex Jones (Stantec)