



**Horsham
District
Council**

Mr Matt Bridle
Downsview Associates
Little Acorns
Hampers Lane
Storrington
West Sussex
RH20 3HZ

Our ref: DISC/26/0265
Your ref: 38 york close
Email: planning@horsham.gov.uk
Direct Line: 01403 215059
If Calling Please ask for: Halima Chowdhury
Date: 5th October 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

**Approval of details reserved by conditions 3 and 4 to approved application DC/22/0692
38A York Close Southwater Horsham 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-Occupation Condition:** No part of the development hereby permitted shall occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

Date of approval - 5th October 2026

4. **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have 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 existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

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. Unless otherwise agreed as part of the approved landscaping, no trees or hedges 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 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 - 5th October 2026

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
Plans	Proposed Landscaping		13.08.2026
Plans	Proposed Location of EV Charger		13.08.2026

Notes to Applicant:

The applicant is advised that in respect of Condition 4 the native hedgerow, which forms part of the approved landscaping scheme, should reflect the following recommendations: -

- Species rich native hedgerow should contain 50% *Crataegus monogyna* and 50% of minimum 4no. other species which can include *Prunus spinosa*, *Corylus avellana*, *Carpinus betulus*, *Acer campestre*, *Ilex aquifolium*, *Viburnum opulus*, *Euonymus europaeus* and *Frangula alnus*.
- 5no. 60-90cm 1+1 whips should be planted per linear meter, offset by approximately 30cm.
- Bare root plants should be planted Nov-Feb.

The applicant should ensure that the *Rhododendron* proposed is not *Rhododendron ponticum*; with this species highly invasive and one of the five most commonly found invasive non-native plants in the UK.

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