



**Horsham
District
Council**

Mr Mark Long (c/o Sigma Homes Limited)
Sigma Homes Limited
44-46 Springfield Road
Horsham
West Sussex
RH12 2PD

Our ref: DISC/25/0395
Your ref: Sumners Development, Chapel
Road Barns Green West
Sussex
Email: planning@horsham.gov.uk
Direct Line: 01403 215322
If Calling Please ask for: Alice Johnson
Date: 4th February 2026

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 18 (hard and soft landscaping) and 19 (landscape management and maintenance plan) Phase B ONLY to approved application DC/21/2697 (32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system).

Land at Sumners Ponds Chapel Road Barns Green West Sussex

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

18. **Pre-Occupation Condition:** No part of any phase the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works for that phase have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- o Details of all existing trees and planting to be retained
 - o Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 - o Details of all hard surfacing materials and finishes
 - o Details of all boundary treatments including boundary walls and fences
 - o Details of all external lighting (including Wildlife Friendly Lighting Strategy as advised)

Details should also include retained historic landscape features and proposals for restoration where relevant.

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 - 4th February 2026

19. **Pre-Occupation Condition:** No part of any phase of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas within that phase has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 4th February 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	Site Fencing-Boundary Treatment & Lighting Plan	010-265 REV B	14.01.2026
Plans	Hard and Soft Landscape Proposals (Sheet 1)	SIG 1403-11 REV E	14.01.2026
Plans	Hard and Soft Landscape Proposals (Sheet 2)	SIG 1403-11 REV E	14.01.2026
Supporting Docs	MANAGEMENT AND MAINTENANCE DOCUMENT REV A 15.10.2025	SIG1403man REV A	10.12.2025
Plans	Soft Landscape Management Plan	SIG 1403-05 REV B	10.12.2025

Notes to Applicant:

The discharge decision purports approval to only Phase B as shown on phasing plan PL050 Rev B approved by DC/21/2697.

The Council's Landscape Officer advises that trees are planted with root cells in order to encourage successful establishment.

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

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, flowing script.

Emma Parkes
Head of Development and Building Control