Horsham District Council

Tom Davies
Legal & General (Strategic Land North Horsham) Limited
One Coleman Street
London
United Kingdom

Our ref:	DISC/25/0140
Your ref:	Mowbray Moat Road Extensio (OPP Condition 16)
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	20th June 2025

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 condition 16 to approved application DC/16/1677

Land Parcel at 518618 134195, Old Holbrook, Horsham, West Sussex

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

16. **Pre-Commencement Condition**: 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 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 site to be retained as well as those off-site whose root protection areas ingress into 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).
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.

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

Date of approval - 20th June 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
Tree plan	Landscape Proposals	DR-0001 C4	28.04.2025

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