Horsham District Council

Lucy Butler
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Our ref:	DISC/24/0245
Your ref:	1960 - NBS_Discharge Conditions 9 & 12
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	5th November 2024

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 9 (hard and soft landscaping) and 12 (Travel Plan) to approved application DC/21/2350 (Construction of new primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking. School expansion from 60 to 120 pupils).

Rapkyns Care Village New Barn School Guildford Road Broadbridge Heath

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

9. **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:

- A Landscape Management Plan for a minimum of 5 years. This should be accompanied by a maintenance work schedule
- Detailed landscape plan; this should include soft (plant species, density/spacing, location and sizes, tree pit details) and hard (material, finish and colour) landscaping, play equipment/features and boundary treatment
- Arboricultural Method Statement (dependent on AIA findings)

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) and Policies 3 and 4 of the Slinfold Neighbourhood Plan (2018)

Date of approval - 5th November 2024

12. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 5th November 2024

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 Docs	Travel Plan REV 1 (Sept 2024) by AECOM Limited New Barn School, Treehouse Educare Project number: 60535693		24.09.2024
Supporting Docs	Tree Survey REF: PRI23235ts Date: 02/03/2022 by ACD Environmental		24.09.2024
Supporting Docs	ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT Ref: PRI23235aia_amsA Revision: A:23/06/22 by ACD Environmental		24.09.2024
Supporting Docs	PRI23235-03 REV A Tree Protection Plan		24.09.2024
Supporting Docs	SOFT LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN Ref: PRI23235 man Date: 22/08/2024 by ACD Environmental		24.09.2024
Plans	TREE SURVEY Plan	PR123235-01	24.09.2024
Plans	Sheet 1 Landscape Proposals	PR123235 11 REV B	24.09.2024
Plans	Sheet 2 Landscape Proposals	PR123235 11 REV B	24.09.2024

Plans	Sheet 1 Landscape Site Plan	PR123235 20 REV C	24.09.2024
Plans	Sheet 2 Landscape Site Plan	PR123235 20 REV C	24.09.2024
Plans	SHEET 2 LANDSCAPE SITE PLAN	PR123235 20 REV C	24.09.2024

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