



**Horsham
District
Council**

Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

Our ref: DISC/26/0091
Your ref: P-085e - Oakfield Coolham
Road - DISC Application - DC-
23-1011 - Condition 4
Email: planning@horsham.gov.uk
Direct Line: 01403 215 258
If Calling Please ask for: Shazia Penne
Date: 20th July 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 Condition 4 to approved application
DC/23/1011**

Oakfield Coolham Road Coolham West Sussex

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

4. **Pre-Use Condition:** The access hereby permitted shall not be used until full details of replacement soft landscaping has been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures to outline replacement trees and hedgerows, including schedules specifying species, planting size, densities and plant numbers and tree pit details.

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 - 20th July 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
Layout plan	Planting Layout	NONE	10.06.2026
Tree plan	Planting Plan	17A2026	17.03.2026

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