Horsham District Council

Mr Iain Armstrong
JBA Consulting
Floor 4 Maybrooke House
31/35 Grainger Street
Newcastle Upon Tyne
NE1 1JE

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|---|---|
| Our ref: | DISC/24/0166 |
| Your ref: | Bramber Brook discharge of condi |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215521 |
| If Calling Please ask for: | Amanda Wilkes |
| Date: | 7th August 2024 |

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, 5, 6, 8 and 10 to approved application DC/23/1776**

**Bramber Brook The Street Bramber 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-Commencement Condition:** No development shall take place until a sensitive method statement for the proposed construction works has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details relating to the proposed construction process, the mechanised equipment required to undertake the works, and details relating to the exclusion and protection of all scheduled areas during the construction works. Development shall thereafter be carried out in full accordance with the agreed method statement.

   Reason: To ensure that the archaeological and historical interest of the site is safeguarded in accordance with Policy 34 of the Horsham District Planning Framework (2015).

**Date of approval - 7th August 2024**

5. **Pre-Commencement Condition:** No development of the raised walkways shall take place until full details of the proposed signage has been submitted to and approved in writing by the Local Planning Authority. The details shall include (but not limited to) the precise locations, dimensions and the proposed materials and finishes. The development shall thereafter be constructed in accordance with the approved details.

   Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**Date of approval - 7th August 2024**

6. **Pre-Commencement Condition:** No development shall take place until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.
The CEMP (Biodiversity) shall include the following.
a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.
The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

**Date of approval - 7th August 2024**

8. **Pre-Commencement Condition:** Prior to the commencement of development, construction drawings of the surface water drainage components and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, and FRA (Bramber Brooks Flood Risk Assessment by JBA Consulting, December 2023, revision A4-C01) remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the local planning authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38 in the Horsham District Planning Framework.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

**Date of approval - 7th August 2024**

10. **Pre-Commencement Condition:** Details of the Method of Construction and the Construction Phasing Plans shall be submitted prior to commencement of development. The development shall thereafter be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded in accordance with Policy 34 of the Horsham District Planning Framework (2015).

**Date of approval - 7th August 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 | Risk Assessment Spreadsheet | | 26.06.2024 |
| Supporting Docs | Method Statement | 3765B C01 | 26.06.2024 |
| Supporting Docs | Appendix A Construction Programme | | 26.06.2024 |
| Plans | CONSTRUCTION SEQUENCE PLAN PHASE I | ENVIMSO000648-JBAU-00-00-C-0014 P01 | 26.06.2024 |
| Plans | CONSTRUCTION SEQUENCE PLAN PHASE II | ENVIMSO000648-JBAU-00-00-C-0015 P01 | 26.06.2024 |
| Plans | CONSTRUCTION SEQUENCE PLAN PHASE III | ENVIMSO000648-JBAU-00-00-C-0016 P01 | 26.06.2024 |
| Plans | CONSTRUCTION SEQUENCE PLAN PHASE IV | ENVIMSO000648-JBAU-00-00-C-0017 P01 | 26.06.2024 |
| Supporting Docs | DEFRA Signage Catalogue | | 26.06.2024 |
| Supporting Docs | FORM PSRA: PUBLIC SAFETY RISK ASSESSMENT | | 26.06.2024 |
| Supporting Docs | Biodiversity Construction and Environmental Management Plan (CEMP) | ENVIMSO000648-JBAU-XX-00-PL-EN-0001-S3-P01-CEMP_Biodiversity P01 | 26.06.2024 |
| Supporting Statement | Covering Letter | 2022s0746 | 26.06.2024 |
| Supporting Docs | WSCC Ordinary Watercourse Land Drainage Consent | | 26.06.2024 |
| Supporting Docs | WSCC LLFA letter | | 26.06.2024 |

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